

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN
TONY BENAVIDES LANSING CITY COUNCIL CHAMBERS
LANSING CITY HALL, 10TH FLOOR
124 W. MICHIGAN AVENUE



AGENDA FOR SEPTEMBER 23, 2019

TO THE HON. MAYOR AND MEMBERS OF THE CITY COUNCIL:

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council on Monday, September 23, 2019 at 7:00 p.m. at the Tony Benavides Lansing City Council Chambers, 10th Floor, City Hall.

- I. ROLL CALL
- II. MEDITATION AND PLEDGE OF ALLEGIANCE
- III. READING AND APPROVAL OF PRINTED COUNCIL PROCEEDINGS
Approval of the Printed Council Proceedings of September 9, 2019
- IV. CONSIDERATION OF LATE ITEMS (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)
- V. TABLED ITEMS
- VI. SPECIAL CEREMONIES
- VII. COMMENTS BY COUNCIL MEMBERS AND CITY CLERK
- VIII. COMMUNITY EVENT ANNOUNCEMENTS (Time, place, purpose, or definition of event – 1 minute limit)
- IX. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON LEGISLATIVE MATTERS
- X. MAYOR'S COMMENTS
- XI. SHOW CAUSE HEARINGS
- XII. PUBLIC COMMENT ON LEGISLATIVE MATTERS (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on blue form.)

A. SCHEDULED PUBLIC HEARINGS

1. In consideration of Noise Special Permit; Continental/Ferguson Lansing LLC, Red Cedar Development to perform the earthwork 24 hours a day, 7 days a week from October 1, 2019 through November 30, 2019 and for construction activities from 7 a.m. to 7 p.m. and on Saturdays from 8 a.m. to 5 p.m. beginning December 1, 2019 for the duration of the project (PEND-1109)
2. In consideration of Intent to Create Lansing Gateway Corridor Improvement Authority (PEND-982)
3. In consideration of Intent to Create South Martin Luther King Jr. Boulevard Corridor Improvement Authority (PEND-983)
4. In consideration of Z-5-2019; 521 W. Hillsdale Street from "DM-4" Residential District to "D-1" Professional Office District (PEND-955)

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

1. BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON, SPADAFORÉ, SPITZLEY, WASHINGTON, WOOD
 - a. Tribute; in recognition of Lansing School District Superintendent Yvonne Caamal-Canul upon her retirement
2. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Setting a Public Hearing in consideration of Obsolete Property Rehabilitation District (OPRA) District; ANC Holdings for property at 1611 East Kalamazoo (PEND-1088)
 - b. Setting a Public Hearing in consideration of Obsolete Property Rehabilitation District (OPRA) Certificate; Blackboard District LLC for property at 1030 South Holmes Street (PEND-1093)
 - c. Setting a Public Hearing in consideration of Saginaw Street Corridor Improvement Authority Development and Finance Plan (PEND-1098)
 - d. Setting a Public Hearing in consideration of Michigan Avenue Corridor Improvement Authority Development and Finance Plan (PEND-1104)
3. BY THE COMMITTEE ON GENERAL SERVICES

- a. Claim Disposition, Claim #1722, Michael & Roberta Jones for \$3,811 in trash violations at 924 Middle St. (PEND-1131)
 - C. RESOLUTIONS FOR ACTION
 - D. REPORTS FROM COUNCIL COMMITTEES
 - E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings
 - 1. BY THE COMMITTEE ON GENERAL SERVICES
 - a. Amend Chapter 288, Section 288.10 and 288.14 and add 288.20 to correct the names of various city departments and specify the minimum requirements for the director of each department
 - F. ORDINANCES FOR PASSAGE
 - 1. BY THE COMMITTEE ON GENERAL SERVICES
 - a. Repeal Chapter 288, Section 288.18, to eliminate the minimum qualifications for the Director of Management Services, as no such position exists within the City
- XIV. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS
- XV. REPORTS OF CITY OFFICERS, BOARDS, AND COMMISSIONS; COMMUNICATIONS AND PETITIONS; AND OTHER CITY RELATED MATTERS
(Motion that all items be considered as being read in full and that the proper referrals be made by the President)
 - A. REPORTS FROM CITY OFFICERS, BOARDS, AND COMMISSIONS
 - 1. Letter(s) from the City Clerk re:
 - a. Minutes of Boards, Commissions, and Authorities placed on file in the Clerk's Office
 - 2. Letter(s) from the Mayor re:
 - a. Z-6-2019, Parcel #: 33-01-01-16-428-131 (S. Larch St.), Rezoning from "G-1" Business District to "H" Light Industrial District (PEND 1127, 1129)
 - b. Act-14-2019, Easement acquisition; northwest corner of Miller and Aurelius for traffic signal
 - c. Brownfield Plan #77; 500 Block Redevelopment Project at 501 S. Capitol Avenue and 520 S. Washington Avenue

- d. Grant Acceptance and Memorandum of Agreement; EPA Brownfields Assessment Coalition Grant and Lansing Regional Brownfields Coalition
- e. Appointment; Sean Hammond as the Fourth Ward Member of the Park Board for a term to expire June 30, 2020

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

- 1. Claim Appeal; Claim #1708, Gayle Miller for \$558.40 in board up fees at 2705 Gibson
- 2. Notice of an Application for the Farmland & Open Space Preservation Program from DeWitt Township for Lonier Family Properties LLC

XVI. MOTION OF EXCUSED ABSENCE

XVII. REMARKS BY COUNCIL MEMBERS

XVIII. REMARKS BY THE MAYOR OR EXECUTIVE ASSISTANT

XIX. PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS (City government related matters are issues or topics relevant to the operation or governance of the city. The public may comment for up to three minutes. Speakers must sign up on yellow form.)

XX. ADJOURNMENT



CHRIS SWOPE, CITY CLERK

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TDD (517) 483-4479). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING
WAIVER OF THE NOISE ORDINANCE**

Red Cedar Redevelopment Project

The Lansing City Council will hold a public hearing on Monday, September 23 2019 at 7 p.m. in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan for the purpose stated below:

To afford an opportunity for all residents of the City of Lansing to appear and be heard with regard to a request for a waiver of the Noise Ordinance in accordance with the provisions of Chapter 654 of the Code of Ordinances, filed by Continental/Ferguson Lansing, LLC request to allow work 24 hours a day, 7 days a week from October 1, 2019 through the end of November 30, 2019, to perform the earthwork needed to prepare the building pads and beginning December 1, 2019 work on weekdays, including holidays from 7 am to 7 pm and on Saturdays from 8 am to 5 pm for the duration of the project to permit timely completion of the overall project.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

CONTINENTAL/FERGUSON LANSING, LLC

August 30, 2019

Mr. Andrew Kilpatrick
Public Service Director
City of Lansing
Public Service Department
124 W. Michigan Avenue
7th Floor City Hall
Lansing, MI 48933

RE: Extended Work Hours Request – Red Cedar Development

Dear Mr. Kilpatrick,

I am writing to request extended work hours to meet the construction schedule for the project. We need the following work hours to have the possibility of delivering the project in accordance with the development agreement.

September 23 through November 30, 2019:
24 hours a day / 7 days a week

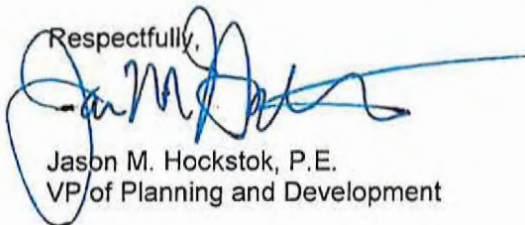
December 1, 2019 for the duration of the project:
Monday through Friday 7 am to 7 pm
Saturday 8 am to 5 pm

The extended work hours are required in the initial phase due to the significant earthwork operation needed to prepare the building pads removing them from the floodplain and to prepare the site for the forthcoming winter conditions ensuring the vertical construction continues. A successful earthwork operation in the first eight weeks of this project is critical or the overall development will be delayed a minimum of six months missing the commitments of the Brownfield Plan and Development Agreement previously approved by City Council.

The extended work requirements for the remainder of the project is also necessary to insure a timely delivery of the vertical construction of the Integrated Parking Structure, the individual projects, and the remaining infrastructure for the overall development.

We appreciate your consideration of this matter and the City's continuing support of the Red Cedar Development. Please feel free to contact me should you have any questions or require additional clarifications.

Respectfully,



Jason M. Hockstok, P.E.
VP of Planning and Development

CC: Carol Wood – City of Lansing City Council President

DRAFT

RESOLUTION #2019-

**BY THE COMMITTEE ON GENERAL SERVICES
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING**

WHEREAS, Continental/Ferguson Lansing, LLC, as developer for the Red Cedar redevelopment project anticipates beginning grading and other construction operations on the site of the former Red Cedar Golf Course, as soon as the property has been sold by the City; and

WHEREAS, sale of the property is anticipated in September, as long as all conditions contained in the development agreement have been met; and

WHEREAS, the developer is requesting a waiver of the noise ordinance to allow work 24 hours a day, 7 days a week from October 1 through the end of November 30, 2019 to perform the earthwork needed to prepare the building pads; and

WHEREAS, the developer is also requesting a waiver of the noise ordinance to allow work on weekdays, including holidays from 7 am to 7 pm and on Saturdays from 8 am to 5 pm beginning December 1, 2019 for the duration of the project to permit timely completion of the overall project; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to minimize the overall construction duration of the project; and

WHEREAS, Notice of the public meeting was mailed to all residential properties within 500 feet of this project; and

WHEREAS, A public hearing was held on September 23, 2019 at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan, in consideration of the request submitted by Continental/Ferguson Lansing, LLC; and

WHEREAS, General Services Committee reviews and concurs with the City of Lansing Public Service Department request for a waiver of the noise ordinance;

NOW THEREFORE BE IT RESOLVED that City Council Approves granting a noise waiver for the Red Cedar Redevelopment Project as requested by the City of Lansing Public Service Department.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, September 23 at 7:00 p.m., on the proposed creation of North Grand River Avenue Corridor Improvement Authority in accordance with the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act) and as defined by Public Act 57 of 2018 as:

Eligible property within an area along North Grand River bounded by an area of all commercial property, as defined by Public Act 57 of 2018, found within 500 feet of the centerline of North Grand River, east on Franette Road to Old US 27 on East North Street with branches on North Martin Luther King Boulevard, Turner Road and Capital City Boulevard

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

DRAFT

**DRAFT
Resolution #2019-xxx**

**BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANSING**

**Resolution Establishing the North Grand River Corridor Improvement Authority and
Designation of Development Area**

WHEREAS, the City of Lansing (the City), is authorized by the provisions of MCL 125.2871, *et seq*, Act 2008, Public Acts of Michigan, 2018, as amended (Act 280), to create a corridor improvement authority; and

WHEREAS, on August 12, 2019, the Lansing City Council adopted its Resolution of Intent to create the North Grand River Corridor Improvement Authority setting a public hearing thereon for September 23, 2019, amended to October 14, 2019, and finding that the proposed development area meets the requirements of section 605 of Act 280, including the following:

- (a) The proposed development area is adjacent to a road classified as an arterial or collector according to the Federal Highway Administration Manual “Highway Functional Classification - Concepts, Criteria and Procedures”; and
- (b) The proposed development area contains at least 10 contiguous parcels or at least 5 contiguous acres; and
- (c) More than half of the existing ground floor square footage in the proposed development area is classified as commercial real property under Section 34c of the General Property Tax Act, Act 206 of the Public Acts of Michigan of 1893, as amended (“Act 206”); and
- (d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire proposed development area, for the immediately preceding 30 years; and
- (e) The proposed development area is presently served by municipal water and sewer; and
- (f) The proposed development area is zoned to allow for mixed use that includes high-density residential use; and

WHEREAS, the City Council held a public hearing on October 14, 2019 pursuant to Act 280 in connection with the establishment of a corridor improvement authority and the designation of the proposed development area; and

WHEREAS, at least 60 days have passed since the public hearing; and

WHEREAS, the City Council intends to proceed with the establishment of a corridor improvement authority.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Determination of Necessity: Purpose. The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to correct and prevent deterioration in business districts, to redevelop the City's commercial corridors and promote economic growth, pursuant to Act 280 of the Public Acts of Michigan, 2018, MCL 125.2871, et seq., as amended.

2. Definitions. The terms used in this resolution shall have the same meaning as given to them in Act 280 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this resolution:

"Authority" means the North Grand River Corridor Improvement Authority (also known as "The Lansing Gateway CIA") created by this resolution.

"Act 280" means Act No. 280 of the Public Acts of Michigan of 2018, as amended. MCL 125.2871, et seq.

"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Mayor of the City of Lansing.

"City" means the City of Lansing, Ingham and Eaton Counties, Michigan.

"City Council" means the City Council of the City of Lansing.

"Development Area" means the development area designated by this resolution, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

3. Creation of Authority. There is hereby created pursuant to Act 280 a Corridor Improvement Authority for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the THE LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY. The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this resolution and Act 280. The enumeration of a power in this resolution or in Act 280 shall not be construed as a limitation upon the general powers of the Authority.

4. Termination. Upon completion of its purposes, the Authority may be dissolved by resolution of the City Council. The property and assets of the Authority, after dissolution

and satisfaction of its obligations, shall revert to the City.

5. Description of Development Area. The Development Area shall consist of the territory in the City described in Exhibit A to this resolution, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this resolution and Act 280.

6. Board of Director. The Authority shall be under the supervision and control of the Board. The Board shall consist of the Mayor or his or her assignee, and seven additional members. Members shall be appointed by the Mayor, subject to approval by the City Council. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Development Area. Not less than 1 of the members shall be a resident of the Development Area, or of an area within 1/2 mile of any part of the Development Area. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Members of the Board shall serve without compensation but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt bylaws governing its procedures subject to the approval of the City Council.

7. Powers of Authority. Except as specifically otherwise provided in this resolution, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

8. Fiscal Year: Adoption of Budget. The fiscal year of the Authority shall begin on July 1st of each year and end on June 30th, or such other fiscal year as may hereafter be adopted by the City Council. The Board shall prepare annually a budget and shall submit it to the City Council for approval in the manner and at the time, and which budget shall contain the information, required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council. The Authority shall submit financial reports to the City Council at the same time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City and copies of the audit report shall be filed with the City Council.

9. Section Headings: Severability. Section headings are provided for convenience only and are not intended to be part of this resolution. If any portion of this resolution shall be held to be unlawful, the remaining portions shall remain in full force and effect.

10. Publication. Recording and Filing. This resolution shall be published once after its adoption in full in a newspaper of general circulation in the City of Lansing, and the City Clerk shall file a certified copy of the resolution with the Michigan Secretary of State promptly after its adoption.

DRAFT

Andy Schor, Mayor

Dated: _____, 2019

Moved by Council member: _____

Supported by Council member: _____

ADOPTED: Yeas: _____
Nays: _____

DRAFT

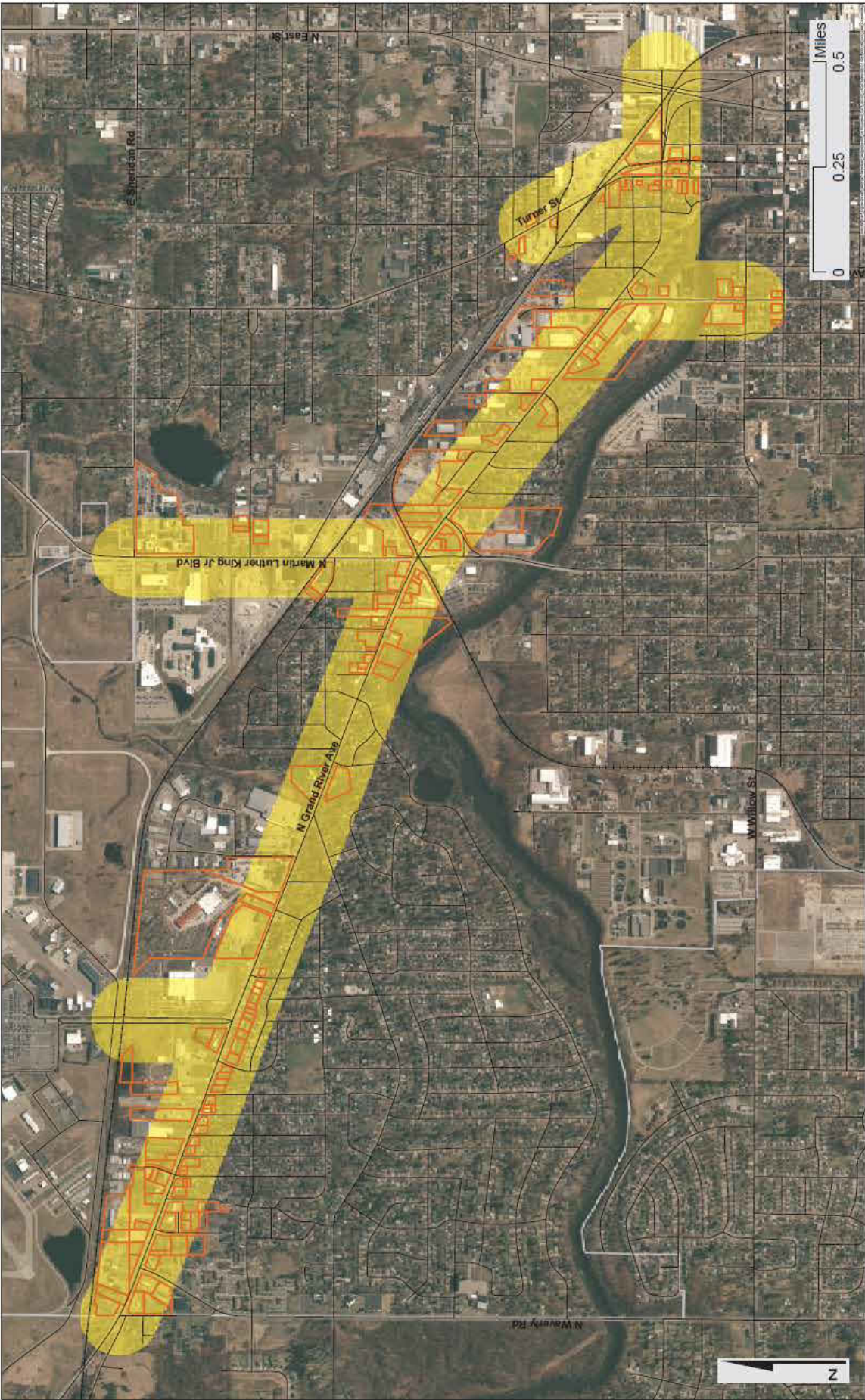
DRAFT

CLERKS CERTIFICATION: I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Lansing City Council at its regular meeting held on _____, the original of which is part of the Council's minutes.

Chris Swope, City Clerk

DRAFT

Exhibit A



Map prepared by: [illegible]
Map prepared: 12/14/2014
Map prepared by: [illegible]

North Grand River Avenue Corridor Improvement Authority Parcels
North Grand River Avenue Corridor Improvement Buffer

Roads
Freeway
Freeway Ramp
Major Street
Collector Street
City Limits

Railroad

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, September 23 at 7:00 p.m., on the proposed creation of South Martin Luther King Corridor Improvement Authority in accordance with the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act) and as defined by Public Act 57 of 2018 as:

Eligible property within an area along South Martin Luther King Jr. Boulevard bounded by an area of all commercial property, as defined by Public Act 57 of 2018, found within 500 feet of the centerline of South Martin Luther King Jr. Boulevard, from the railroad tracks south of Victor Avenue to I-96.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

DRAFT

**DRAFT
Resolution #2019-xxx**

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANSING

Resolution Establishing South Martin Luther King Jr. Boulevard Corridor Improvement
Authority and Designation of Development Area

WHEREAS, the City of Lansing (the City), is authorized by the provisions of MCL 125.2871, *et seq*, Act 2008, Public Acts of Michigan, 2018, as amended (Act 280), to create a corridor improvement authority; and

WHEREAS, on August 12, 2019, the Lansing City Council adopted its Resolution of Intent to create the South Martin Luther King Jr. Boulevard Corridor Improvement Authority setting a public hearing thereon for September 23, 2019, amended to October 14, 2019, and finding that the proposed development area meets the requirements of section 605 of Act 280, including the following:

- (a) The proposed development area is adjacent to a road classified as an arterial or collector according to the Federal Highway Administration Manual “Highway Functional Classification - Concepts, Criteria and Procedures”; and
- (b) The proposed development area contains at least 10 contiguous parcels or at least 5 contiguous acres; and
- (c) More than half of the existing ground floor square footage in the proposed development area is classified as commercial real property under Section 34c of the General Property Tax Act, Act 206 of the Public Acts of Michigan of 1893, as amended (“Act 206”); and
- (d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire proposed development area, for the immediately preceding 30 years; and
- (e) The proposed development area is presently served by municipal water and sewer; and
- (f) The proposed development area is zoned to allow for mixed use that includes high-density residential use; and

WHEREAS, the City Council held a public hearing on October 14, 2019 pursuant to Act 280 in connection with the establishment of a corridor improvement authority and the designation of the proposed development area; and

WHEREAS, at least 60 days have passed since the public hearing; and

WHEREAS, the City Council intends to proceed with the establishment of a corridor

improvement authority.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Determination of Necessity: Purpose. The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to correct and prevent deterioration in business districts, to redevelop the City's commercial corridors and promote economic growth, pursuant to Act 280 of the Public Acts of Michigan, 2018, MCL 125.2871, et seq., as amended.

2. Definitions. The terms used in this resolution shall have the same meaning as given to them in Act 280 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this resolution:

"Authority" means the South Martin Luther King Jr. Boulevard Corridor Improvement Authority (also known as "South MLK CIA") created by this resolution.

"Act 280" means Act No. 280 of the Public Acts of Michigan of 2018, as amended. MCL 125.2871, et seq.

"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Mayor of the City of Lansing.

"City" means the City of Lansing, Ingham and Eaton Counties, Michigan.

"City Council" means the City Council of the City of Lansing.

"Development Area" means the development area designated by this resolution, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

3. Creation of Authority. There is hereby created pursuant to Act 280 a Corridor Improvement Authority for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the SOUTH MLK CORRIDOR IMPROVEMENT AUTHORITY. The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this resolution and Act 280. The enumeration of a power in this resolution or in Act 280 shall not be construed as a limitation upon the general powers of the Authority.

4. Termination. Upon completion of its purposes, the Authority may be dissolved by resolution of the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

5. Description of Development Area. The Development Area shall consist of the territory in the City described in Exhibit A to this resolution, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this resolution and Act 280.

6. Board of Director. The Authority shall be under the supervision and control of the Board. The Board shall consist of the Mayor or his or her assignee, and seven additional members. Members shall be appointed by the Mayor, subject to approval by the City Council. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Development Area. Not less than 1 of the members shall be a resident of the Development Area, or of an area within 1/2 mile of any part of the Development Area. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Members of the Board shall serve without compensation but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt bylaws governing its procedures subject to the approval of the City Council.
7. Powers of Authority. Except as specifically otherwise provided in this resolution, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.
8. Fiscal Year: Adoption of Budget. The fiscal year of the Authority shall begin on July 1st of each year and end on June 30th, or such other fiscal year as may hereafter be adopted by the City Council. The Board shall prepare annually a budget and shall submit it to the City Council for approval in the manner and at the time, and which budget shall contain the information, required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council. The Authority shall submit financial reports to the City Council at the same time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City and copies of the audit report shall be filed with the City Council.
9. Section Headings: Severability. Section headings are provided for convenience only and are not intended to be part of this resolution. If any portion of this resolution shall be held to be unlawful, the remaining portions shall remain in full force and effect.
10. Publication. Recording and Filing. This resolution shall be published once after its adoption in full in a newspaper of general circulation in the City of Lansing, and the City Clerk shall file a certified copy of the resolution with the Michigan Secretary of State promptly after its adoption.

DRAFT

Andy Schor, Mayor

Dated: _____, 2019

Moved by Council member: _____

Supported by Council member: _____

ADOPTED: Yeas: _____
Nays: _____

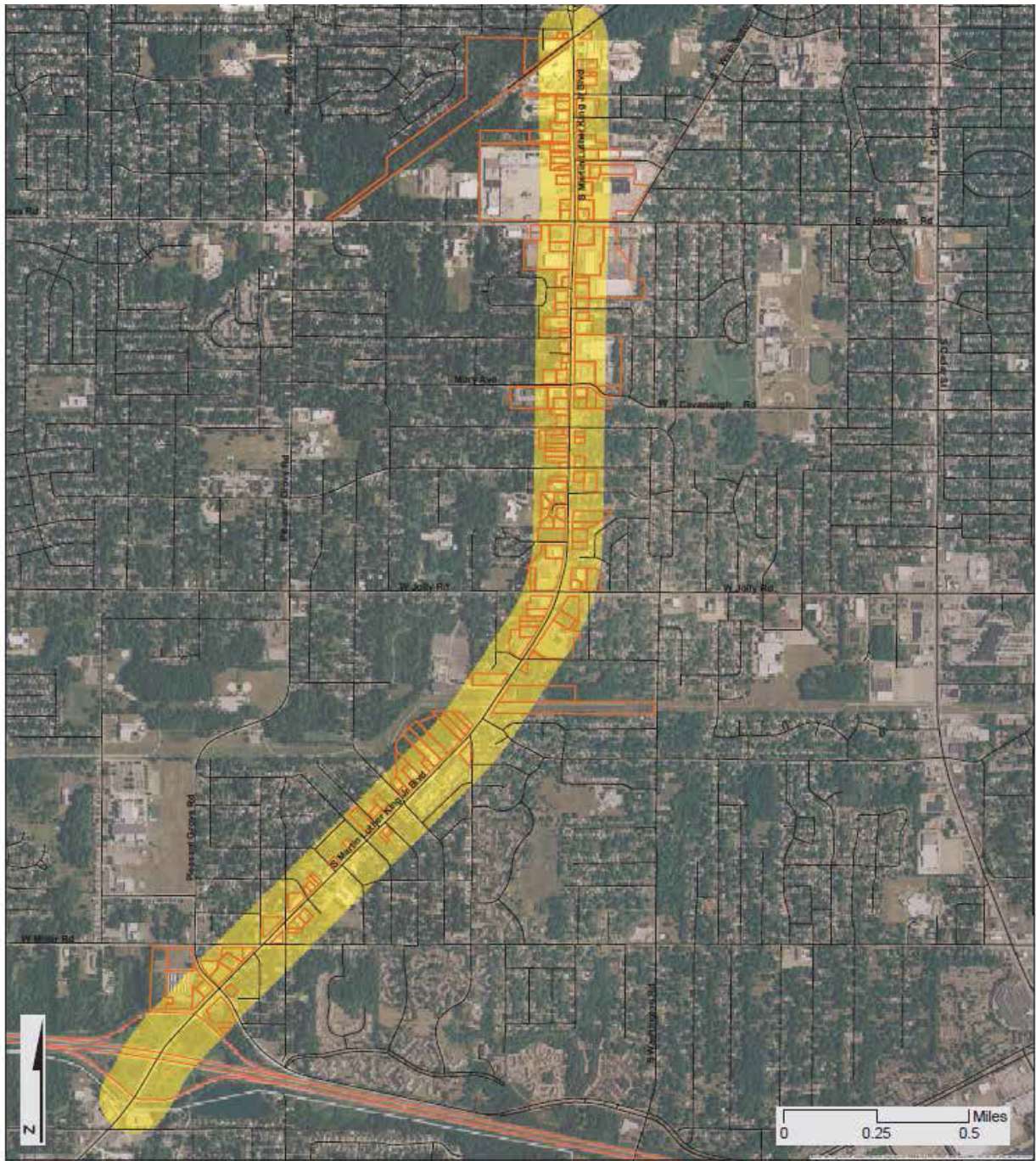
DRAFT

CLERKS CERTIFICATION: I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Lansing City Council at its regular meeting held on _____, the original of which is part of the Council's minutes.

Chris Swope, City Clerk

DRAFT

Exhibit A



- Roads**
- Freeway
 - Freeway Ramp
 - Major Street
 - Collector Street
 - Railroad
- South Martin Luther King Jr. Boulevard Corridor Improvement Authority Parcels
 - South Martin Luther King Jr. Boulevard Corridor Improvement Buffer
 - City Limits

Created by: A. Gordon, GIS
 Date: 10/10/2018
 Data Source: City of Lansing, GIS, Google Earth, Aerial
 Software: ArcGIS, QGIS, Google Earth, AutoCAD, Microsoft Word, Microsoft Excel

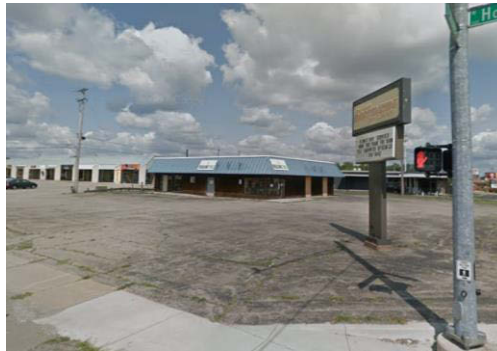


Corridor Improvement Authority

Lansing Gateway (North Grand River) and South MLK

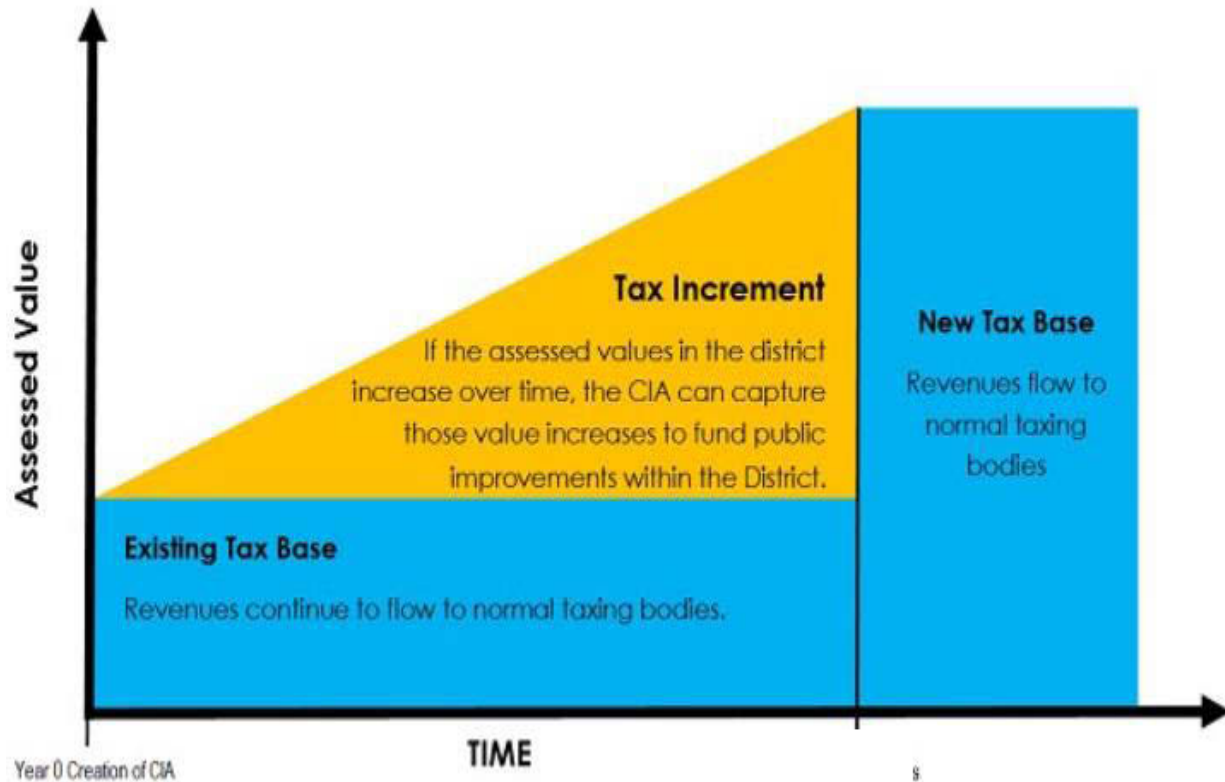


Corridor Improvement Authority - Overview



- ❑ Designed to assist economic development, redevelopment and stimulate revitalization in the established corridor.
- ❑ Corridor Improvement Authorities for North Grand River and S. MLK will become a legal entity whose sole purpose is to advocate for and make improvements to the corridor over a long period of time.
- ❑ It will potentially capture increase in commercial property taxes to finance public improvement projects.
- ❑ Creating the Corridor Improvement Authority **will NOT increase your taxes or create a new tax.**

What is Tax Increment Financing (TIF)?



- ❑ Once established, this Act allows tax increment financing to be utilized to capture the yearly increase in commercial taxes.
- ❑ Reinvest back into the corridor for public improvements
- ❑ Leverage other taxes and funding sources to maximize result

Steps to Establish a CIA and Development & TIF Plan

Part I: Establishing the CIA and its Boundaries

- Create an Exploratory Committee to determine the feasibility to establish a CIA
- Present the case to create a CIA and Development District to Lansing City Council
- Hold public hearing
- Council's approval to establish the CIA and its boundaries
- Appoint members to the board when Council approves to establish the CIA

Part II: Development and Tax Increment Financing Plan

- Create Bylaws
- Develop a Visioning Study for the Development District
- Create a Development and TIF Plan
- Hold public hearing
- Approval of bylaws and the Plan by Lansing City Council

Exploratory Committee

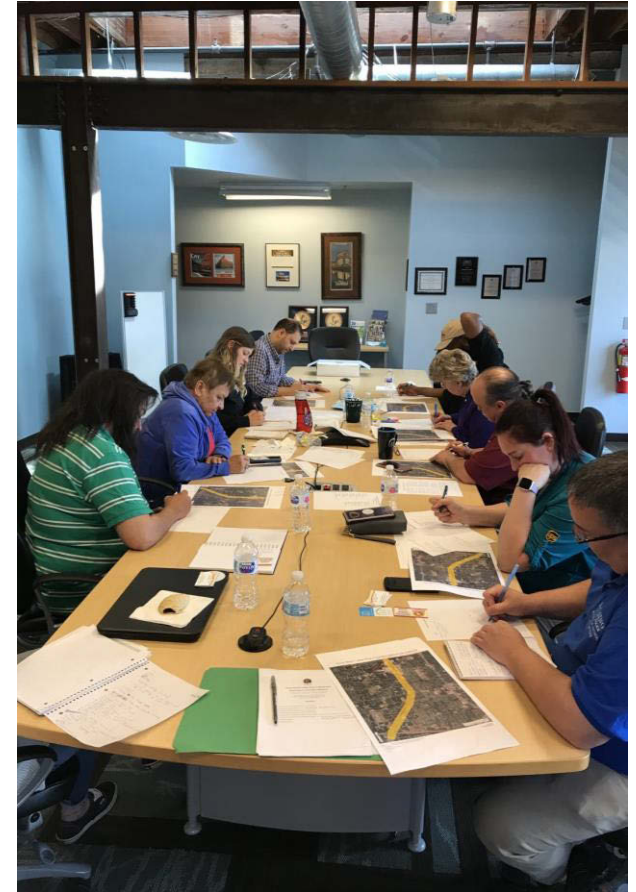


Lansing Gateway (N. Grand River)

Engage community stakeholders

Determine the feasibility of creating a CIA

Work with government entities, neighborhood and business associations to gain support



S. MLK

Project Descriptions – Main Street Model



Design

Public & alternate transport and parking improvements
Streetscaping and placemaking
Public gathering spaces
Connected, accessible and walkable corridor



Economic Restructuring

Filling vacant buildings
Façade improvement
Property infill development on vacant parcels
Strong and healthy business mix



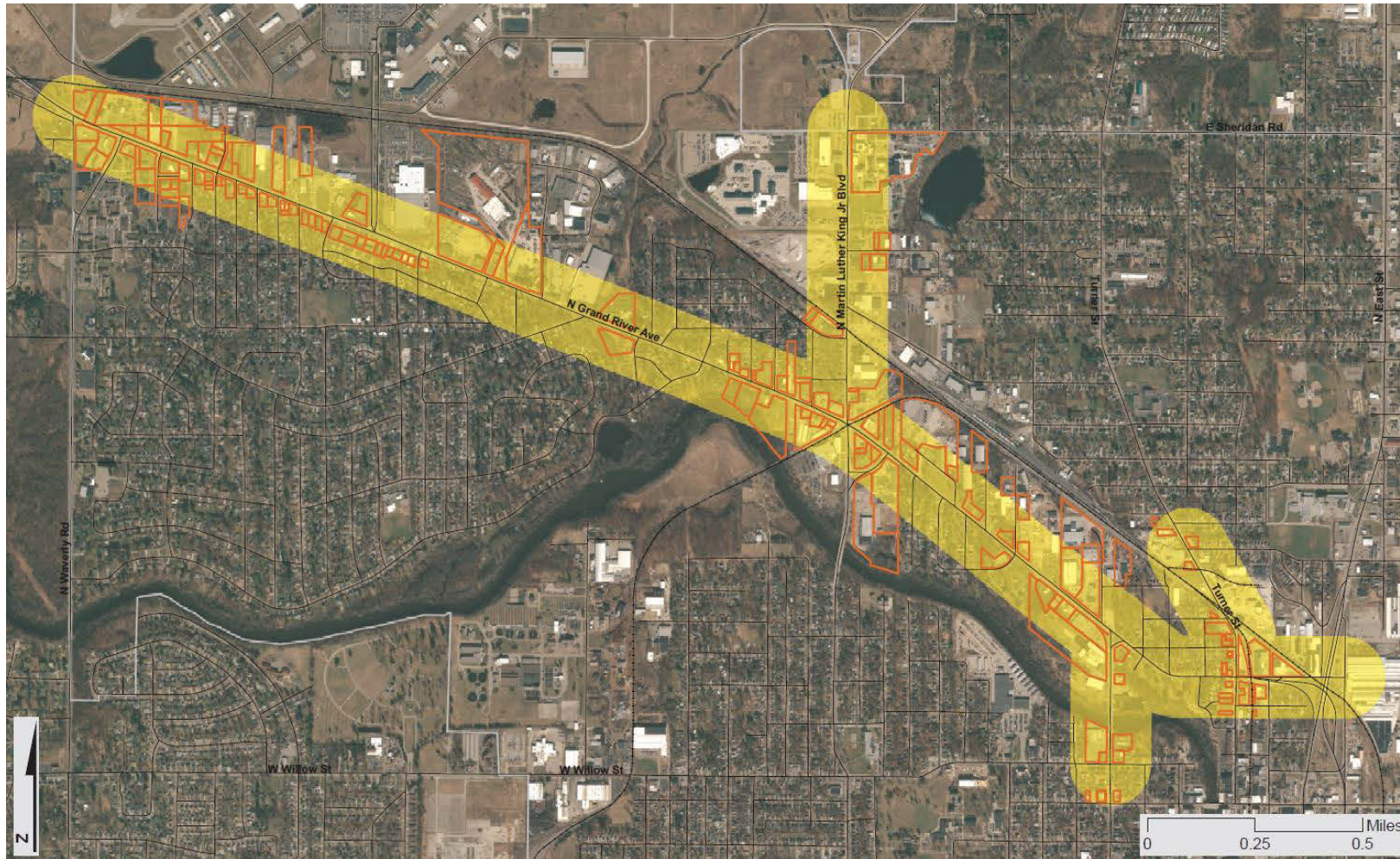
Organization

Health of overall collaborative program
Leader of the commercial corridor



Marketing/Promotions

Social center of the near residential neighborhoods
Strengthen corridor's image



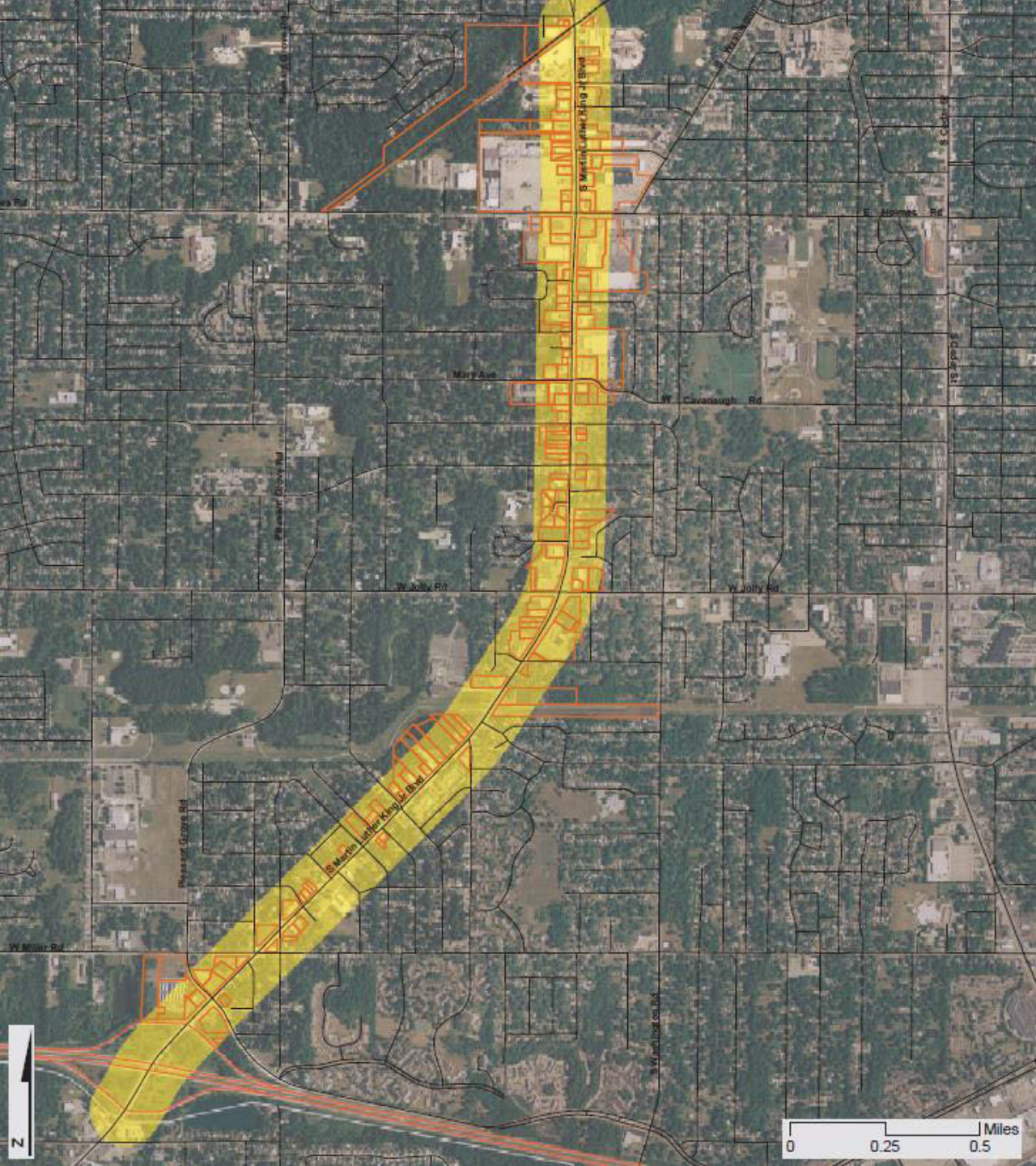
Lansing Gateway CIA Boundary

East on Waverly Rd (Franette Road) to
Old Town (Old US 27) on East North
Street with branches on North Martin
Luther King Blvd and Turner Road.

Goals for the Lansing Gateway CIA

- ❑ Create a welcoming and inclusive gateway to Lansing
- ❑ Establish connectivity and accessibility with Capital Region International Airport, Old Town and North Martin Luther King Jr. Blvd
- ❑ Improve streetscape
- ❑ Revitalize empty buildings
- ❑ Traffic calming
- ❑ Develop programs to foster economic activity and business development





South MLK CIA Boundary

From the railroad tracks south of
Victor Avenue to I-96

Goals for the South MLK CIA

- ❑ Improve connectivity to adjacent neighborhoods and Lansing downtown
- ❑ Upgrade and beautify streetscape and landscape
- ❑ Revitalize vacant spaces
- ❑ Enhance transit, non-motorized transportation, and create safe pedestrian crossing
- ❑ Develop programs and tools for workforce development and business attraction



Next Steps

- ☐ Establish the CIA and its boundaries
- ☐ Appoint members to the Board
- ☐ Complete the Visioning Study for the Development District
- ☐ Create the Development and TIF Plan
- ☐ Seek Lansing City Council's approval

Hannah Bryant

Lansing Economic Area Partnership (LEAP)

hannah@purelansing.com

(517) 702-3387 x 207



CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-5-2019, 521 W. Hillsdale Street

Rezoning from “DM-4” Residential District to “D-1” Professional Office District

The Lansing City Council will hold a public hearing on Monday, September 23, 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-5-2019. This is a request by Shawn Watson to rezone the property at 521 W. Hillsdale Street from “DM-4” Residential District to “D-1” Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for professional offices.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, September 23, 2019 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

Chris Swope, Lansing City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

DRAFT

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-5-2019

Parcel Number's: 33-01-01-16-361-201

Address: 521 W. Hillsdale Street

Legal Descriptions: East 3 Rods of the West 7 Rods of Lot 8, Block 162, Original Plat from "DM-4" Residential District to "D-1" Professional Office District.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2019, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30th day after enactment.

GENERAL INFORMATION

APPLICANT/OWNER: Shawn Watson
521 W. Hillsdale Street
Lansing, MI 48933

REQUESTED ACTION: Rezone 521 W. Hillsdale Street from "DM-4"
Residential to "D-1" Professional Office

EXISTING LAND USE: Single Family Dwelling

EXISTING ZONING: "DM-4" Residential District

PROPOSED ZONING: "D-1" Professional Office District

PROPERTY SIZE & SHAPE: 49.5' x 66' = 3,267 square feet

SURROUNDING LAND USE: N: Single & 2-Family Residential
S: 2-Family Residential
E: Vacant
W: Vacant

SURROUNDING ZONING: N: "DM-4" Residential District
S: "DM-4" Residential District
E: "D-1" Professional Office District
W: "D-1" Professional Office District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan
designates the subject property as "Downtown
Mixed Use Center: Edge". W. Hillsdale Street is
designated as a local road.

SPECIFIC INFORMATION

This is a request by Shawn Watson to rezone the property at 521 W. Hillsdale Street, legally described as:

"East 3 rods of the West 7 rods of Lot 8, Block 162, Original Plat"

from "DM-4" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for professional offices.

AGENCY RESPONSES:

Assessor: No comments.

BWL:

Building Safety: The Building Safety Office has no objections to the rezoning. This project is subject to building plan review.

Fire Marshal:

Parks & Rec.: No comments.

Public Service: No comments.

Transportation:

ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE**

The rezoning will allow for a zoning and land use pattern that is compatible with the area in which it is located. The surrounding area is characterized by a mix of office and varying density residential uses. The two properties to the east and the two properties to the west of the subject property are already zoned "D-1" Professional Office. As evidenced by the attached zoning map, the proposed rezoning will eliminate an inconsistent zoning pattern in the block in which it is located. Consistent zoning patterns create consistent land use patterns which is a primary goal of the Comprehensive Plan and of proper planning and zoning principles in general. Since the subject property is located between properties that are zoned "D-1" Professional Office, denying this request for "D-1" zoning would deprive the applicant of the same land use rights that are already afforded to the adjoining property owners.

The property at 527 W. Hillsdale was rezoned in 2008 from "DM-4" Residential to "D-1" Professional Office. The parcels that directly adjoin the subject property to the east and west are currently vacant, one or both of which could be combined with an adjoining parcel to create additional parking if necessary to support the proposed use(s) of the building and not overuse the on-street parking in the area. Furthermore, the "character" or appearance of the building will continue to be residential in nature and the activity generated will be minimal and not disruptive to the surrounding residential uses.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as "Downtown Mixed Use Center: Edge". The purpose of this designation is:

"To support the downtown area by allowing a mix of uses and to enhance the quality of the pedestrian environment; maintain the presence of older, often historic buildings; and provide for a transition in building height and use intensity to near-downtown neighborhoods".

The Plan list the following as "typical uses" for the Downtown Mixed Use Center: Edge":

"Office, institutions, entertainment, *live-work and residential*. Retail and personal services as an accessory use should be located in the same building as a primary use. Automobile-oriented uses and light industrial are permitted with special approval. High rise office and residential towers with large surface parking lots and limited street frontage should not be permitted."

The applicant's proposal is to renovate the existing building at 521 W. Hillsdale for use as a law office. The "D-1" Professional Office district allows for office use, low-density multiple family residential use or a combination of both office and residential uses. These uses are consistent with the intent and purpose of the "Downtown Mixed Use Center: Edge" as described above and are among the "typical uses" listed in the Plan for this district.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

No adverse impacts on vehicular or pedestrian traffic are anticipated to result from the proposed rezoning. The traffic generated by converting the residential building at 521 W. Hillsdale Street into a law office is anticipated to be very low and likely even less than the volume of traffic that would be generated by multi-family residential use as permitted under the current zoning designation. There is already a strong mix of residential and non-residential traffic in the neighborhood. In addition, the subject property is located a mere 85+/- feet from Pine Street which is a collector road that is designed to carry a fairly high volume of traffic.

ENVIRONMENTAL IMPACT

There are no physical changes proposed for the site at this time and therefore, the rezoning will have no impact on the natural environment. Employees and visitors to the site will utilize the existing, paved driveway on the west side of the building which can accommodate 3-4 vehicles in tandem. It is unclear as to whether the driveway on the east side of the building is located on the subject property or the vacant lot. Law offices typically generate a very low volume of traffic and thus, the available parking should be adequate to support the demand. While parking in tandem for non-residential uses does not comply with the requirements of the Zoning Ordinance, the alternative is for the applicant to purchase one of the adjoining vacant lots, combine it with the subject property and develop it into a paved parking lot. Parking lots are not aesthetically or environmentally desirable in predominantly residential neighborhoods, particularly when they are not necessary from a practical standpoint and are only being constructed to fulfill a code requirement. Administrative site plan review and approval is required prior to construction of additional parking on the site or on one of the adjacent properties.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The request to rezone the subject property to "D-1" Professional Office will not adversely impact land use patterns in the area. There is already a very strong presence of office zoning and land uses in the vicinity of the subject property. Offices are low impact uses that do not generate much traffic and do not create noise or other nuisances, thus making them compatible with adjoining or nearby residential uses.

Approval of the requested rezoning will not set a negative precedent for future requests to rezone property in the area. The "D-1" Professional Office zoning pattern has already been established and this request merely fills in a gap in the zoning along in the 500 block on the south side of W. Hillsdale Street.

SUMMARY

This is a request by Shawn Watson to rezone the property at 521 W. Hillsdale Street, legally described as:

"East 3 rods of the West 7 rods of Lot 8, Block 162, Original Plat"

from "DM-4" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for professional offices.

The proposed rezoning is consistent with the land use pattern being advanced in the master plan and with the zoning and land use patterns already established in the area. In addition, no adverse impacts on vehicular and pedestrian traffic, the environment or future patterns of development are anticipated to result from approval of this rezoning.

RECOMMENDATION

Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

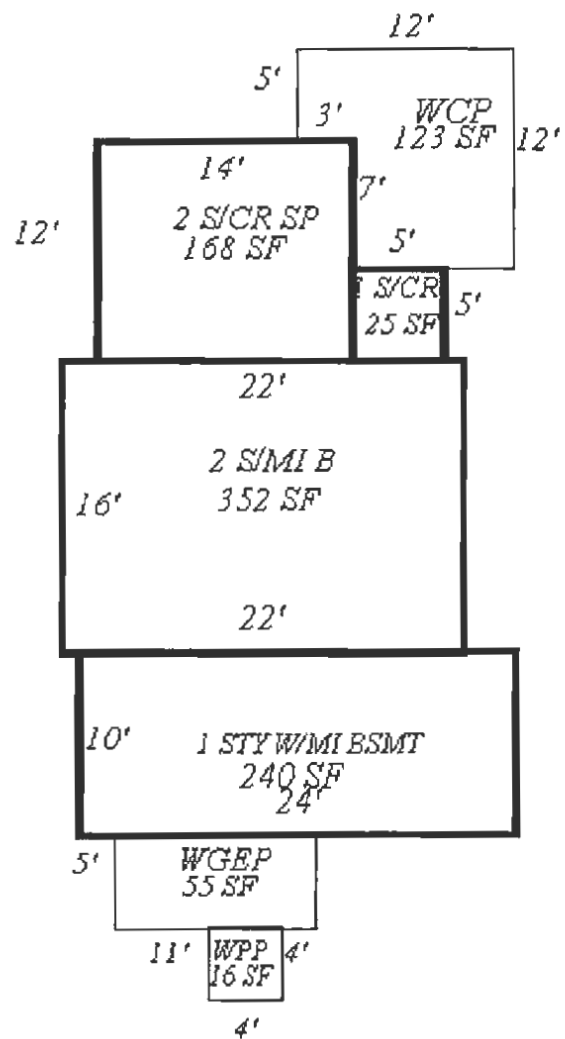
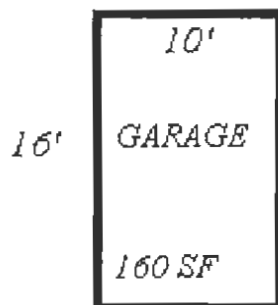
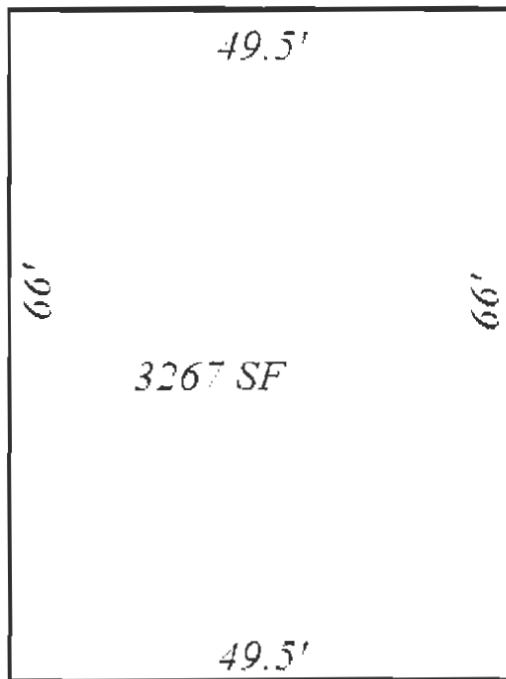
Recommend that Z-5-2019 be approved to rezone the property at 521 W. Hillsdale Street from "DM-4" Residential District to "D-1" Professional Office District, based on the findings of fact as outlined in this staff report.

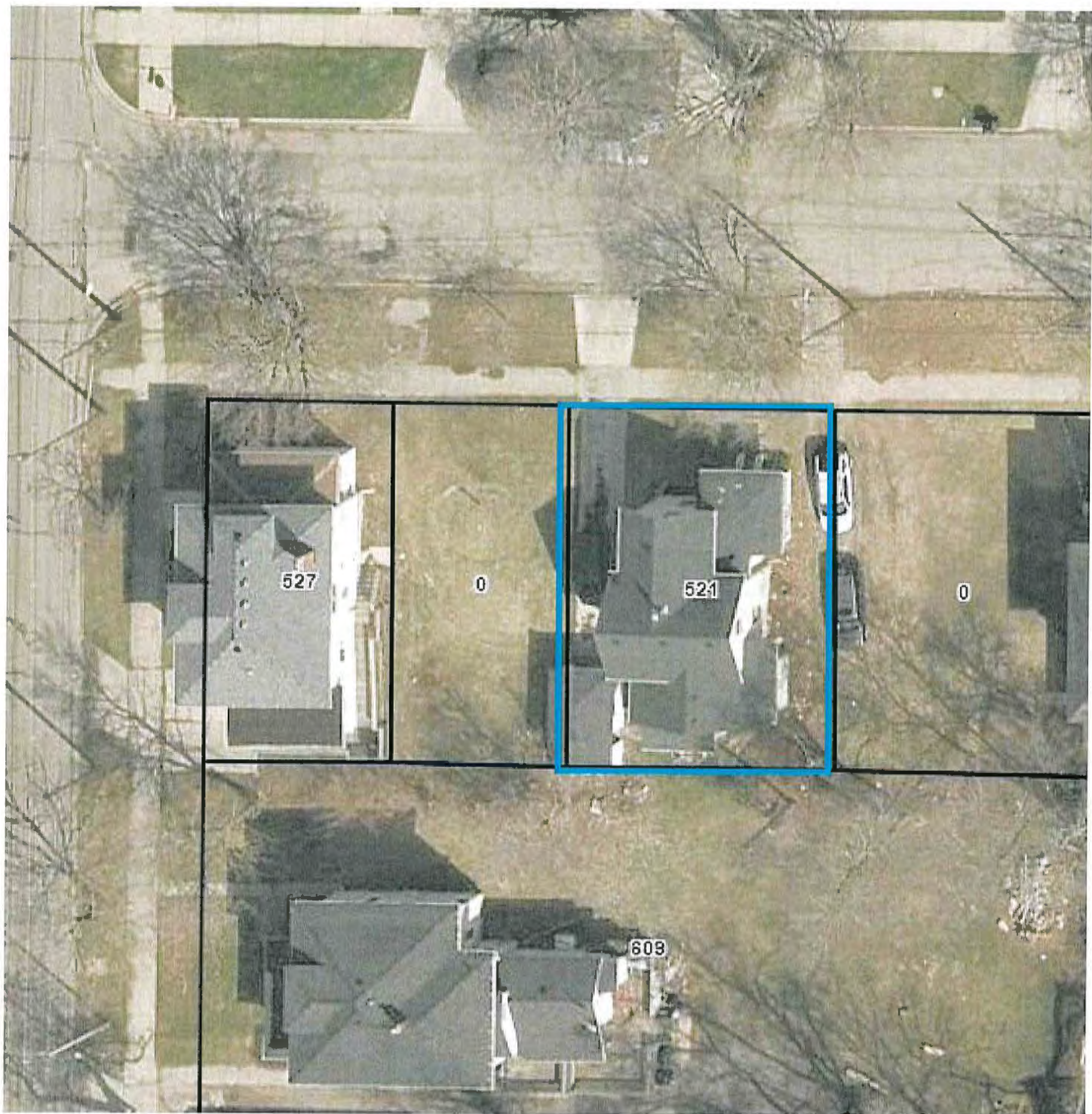
Respectfully Submitted,

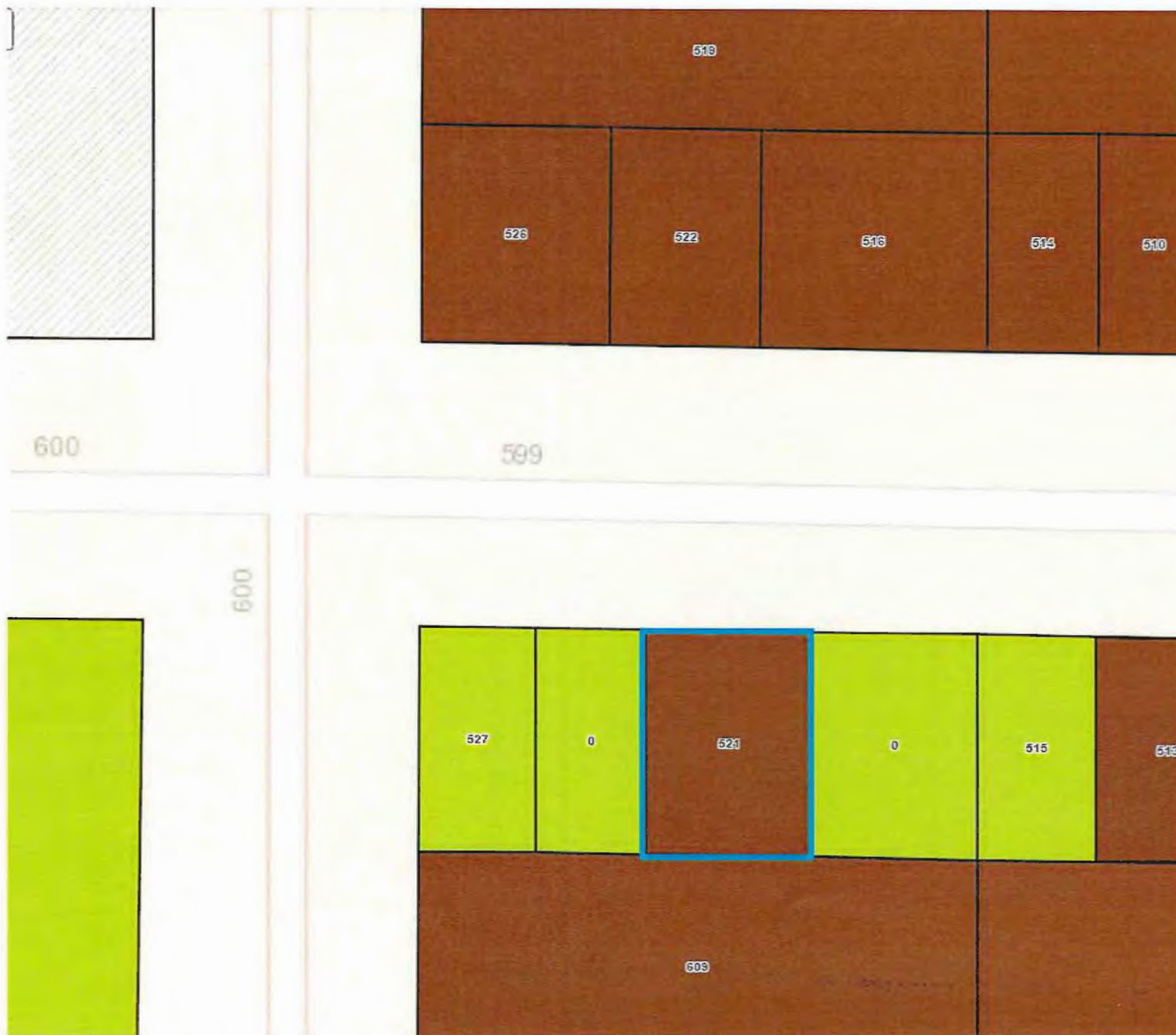
**Susan Stachowiak
Zoning Administrator**



W HILLSDALE ST







Zoning District

- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit Plan
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multiple
- DM-2 Residential-Multiple
- DM-3 Residential-Multiple
- DM-4 Residential-Multiple
- E-1 Apartment Shop
- E-2 Local Shopping
- F Commercial
- F-1 Commercial
- G-1 Business
- G-2 Wholesale
- H Light Industrial
- I Heavy Industrial
- J Parking
- ROW Right of Way



North

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BY COUNCIL MEMBER DUNBAR, GARZA, HUSSAIN, JACKSON
SPADAFORE, SPITZLEY, WASHINGTON AND WOOD
RESOLVED BY THE CITY OF LANSING CITY COUNCIL

WHEREAS, Yvonne Caamal-Canul has been an educator in Michigan, the United States, and around the globe for more than 40 years; and

WHEREAS, in 2012, the Lansing School District Board of Education voted unanimously to hire Yvonne Caamal-Canul to be the superintendent of the Lansing School District; and

WHEREAS, since taking the helm of the Lansing School District, Yvonne Caamal-Canul has spearheaded a bold restructuring plan that focuses on research-based models with a long-term instructional vision that aims to achieve educational achievement and financial stability for the largest district in the mid-Michigan region; and

WHEREAS, in 2015, Yvonne Caamal-Canul was named by her colleagues at the Michigan Association of Superintendents & Administrators as the Michigan Superintendent of the Year for her visionary leadership and energetic advocacy for public education; and

WHEREAS, in 2017, Yvonne Caamal-Canul received national recognition by winning the Women in School Leadership Superintendent Award from the School Superintendents Association (AASA) from AASA and the Bill & Melinda Gates Foundation; and

WHEREAS, throughout the course of her career, Yvonne Caamal-Canul has received numerous other awards, among them are the National Educator Award presented by the Milken Family Foundation, the Human Rights Award given by the Michigan Education Association, and Greater Lansing Woman of the Year Finalist; and

NOW THEREFORE BE IT RESOLVED, the Lansing City Council does hereby recognize the years and countless hours that Yvonne Caamal-Canul has dedicated to serving our community and educating children; and

BE IT FURTHER RESOLVED, the Lansing City Council joins friends, family, the Lansing School Board and the Lansing community in congratulating Yvonne Caamal Canul on her well-deserved retirement as the Superintendent of the Lansing School District.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete
Property Rehabilitation Act District at 1611 East Kalamazoo St., Lansing

WHEREAS, ANC Holdings, LLC owner of the property located at 1611 East Kalamazoo St. in the City of Lansing, Michigan (the "Property") has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District is legally described as:

LOT 6, 7, 8, 9, 10 BLOCK 4 ASSESSORS PLAT NO 16; PARCEL NUMBER: 33-01-01-15-427-302; and

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA District.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the Tony Benavides Lansing City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, October 14, 2019 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolution to Set a Public Hearing Regarding the Granting of an
Obsolete Property Rehabilitation Act Certificate
1030 South Holmes Street

WHEREAS, Blackboard District, LLC, owner of the property located at 1030 S. Holmes St. in the Tony Benavides Lansing City of Lansing, Michigan (the "Property") has applied to the City of Lansing for the City to approve the issuance of an Obsolete Property Rehabilitation Exemption Certificate (the "OPRA Certificate"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the Certificate is legally described as:

LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11 MANUFACTURERS ADD NO 2, Parcel Number: 33-01-01-22-133-102, and

WHEREAS, the Act requires that before granting a Certificate the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the Tony Benavides Lansing City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, October 14, 2019 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA Certificate under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

RESOLUTION # 2019-_____
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY OF COUNCIL OF THE CITY OF LANSING

A RESOLUTION TO SET A PUBLIC HEARING ON THE DEVELOPMENT
AND TAX INCREMENT FINANCE PLAN OF THE SAGINAW STREET
CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

WHEREAS, the City Council of the City of Lansing, MI, by Resolution 2009-418, passed on November 2, 2009, authorized the creation of the Saginaw Street Corridor Improvement Authority (the "Authority") by the provisions of the State of Michigan's Corridor Improvement Authority Act, previously Act 280 of 2005 (MCL 125.2871, et seq.), recently reorganized as Part 6 of Act 57 of 2018 (125.4602, et seq.), as amended (the "Act"); and

WHEREAS, the Board of Directors of the Authority met and approved a joint Development and Tax Increment Finance Plan (together, the "Plan") on August 27th, 2019 at a duly noticed public hearing of the Authority; and

WHEREAS, the Board of Directors for the Authority have transmitted the Plan to the City Council of the City of Lansing for review and approval after public hearing; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must hold a public hearing and receive written and spoken comments from members of the public on all aspects of the Plan, in compliance with Section 622 of the Act; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must also provide reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body, and allow those taxing jurisdictions to present their recommendations at the public hearing on the Plan, in compliance with Section 618 of the Act.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be set for October 28th, 2019, at 7:00 P.M. in the City Council Chambers, 10th Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comment from all members of the public and taxing jurisdictions specified herein, on all aspects of the Plan.

BE IT FURTHER RESOLVED that the Lansing City Clerk shall ensure that:

- notice of the time and place of the hearing to be given by publication twice in a newspaper of general circulation, the first of which shall be not less than 20 days before the date set for the hearing; and
- notice of the hearing to be posted in at least 20 conspicuous and public places in the development area not less than 20 days before the hearing; and

- notice to also be mailed to all property taxpayers of record in the development area not less than 20 days before the hearing; and
- notice to also be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved.

BE IT FURTHER RESOLVED that the notice of hearing shall contain all the following:

- a description of the proposed development area in relation to highways, streets, streams, or otherwise; and
- a statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, and online at the City of Lansing's website; and
- a statement that all aspects of the development plan will be open for discussion at the public hearing.

BE IT FINALLY RESOLVED that the City Council of the City of Lansing will make and preserve a record of the public hearing, including all data presented at the hearing.

RESOLUTION # 2019-_____
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY OF COUNCIL OF THE CITY OF LANSING

A RESOLUTION TO SET A PUBLIC HEARING ON THE DEVELOPMENT
AND TAX INCREMENT FINANCE PLAN OF THE MICHIGAN AVENUE
CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

WHEREAS, the City Council of the City of Lansing, MI, by Resolution 2009-418, passed on November 2, 2009, authorized the creation of the Michigan Avenue Corridor Improvement Authority (the "Authority") by the provisions of the State of Michigan's Corridor Improvement Authority Act, previously Act 280 of 2005 (MCL 125.2871, et seq.), recently reorganized as Part 6 of Act 57 of 2018 (125.4602, et seq.), as amended (the "Act"); and

WHEREAS, the Board of Directors of the Authority met and approved a joint Development and Tax Increment Finance Plan (together, the "Plan") on August 27th, 2019 at a duly noticed public hearing of the Authority; and

WHEREAS, the Board of Directors for the Authority have transmitted the Plan to the City Council of the City of Lansing for review and approval after public hearing; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must hold a public hearing and receive written and spoken comments from members of the public on all aspects of the Plan, in compliance with Section 622 of the Act; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must also provide reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body, and allow those taxing jurisdictions to present their recommendations at the public hearing on the Plan, in compliance with Section 618 of the Act.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be set for October 28th, 2019, at 7:00 P.M. in the City Council Chambers, 10th Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comment from all members of the public and taxing jurisdictions specified herein, on all aspects of the Plan.

BE IT FURTHER RESOLVED that the Lansing City Clerk shall ensure that:

- notice of the time and place of the hearing to be given by publication twice in a newspaper of general circulation, the first of which shall be not less than 20 days before the date set for the hearing; and
- notice of the hearing to be posted in at least 20 conspicuous and public places in the development area not less than 20 days before the hearing; and

- notice to also be mailed to all property taxpayers of record in the development area not less than 20 days before the hearing; and
- notice to also be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved.

BE IT FURTHER RESOLVED that the notice of hearing shall contain all the following:

- a description of the proposed development area in relation to highways, streets, streams, or otherwise; and
- a statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, and online at the City of Lansing's website; and
- a statement that all aspects of the development plan will be open for discussion at the public hearing.

BE IT FINALLY RESOLVED that the City Council of the City of Lansing will make and preserve a record of the public hearing, including all data presented at the hearing.

BY THE COMMITTEE ON GENERAL SERVICES
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Roberta Jones and Michael Jones sought to eliminate a special assessment of \$3,811.00 for trash removal and all associated penalties and interest, on the property tax bill for 924 Middle Street (Tax ID #33-01-01-20-135-101); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on September 23, 2019 and _____ the claim in the amount of \$3,811.00.

THEREFORE, BE IT RESOLVED, the City Council, hereby, _____ the claim in the amount of \$3,811.00 for the trash removal and all associated penalties and interest on the property tax bill for 924 Middle Street (Tax ID #33-01-01-20-135-101).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

INTRODUCTION OF ORDINANCE

Council Member Washington introduced:

An ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 288, Sections 288.10 and 288.14 and adding 288.20 to correct the names of various City departments and specific the minimum requirements for the Director of each department.

The Ordinance is read a first time by its title and referred to the Committee on General Services

**RESOLUTION SETTING PUBLIC HEARING
BY CITY COUNCIL**

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, October 14, 2019 at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending the Lansing Codified Ordinances by amending Chapter 288, Sections 288.10 and 288.14 and adding 288.20 to correct the names of various City departments and specific the minimum requirements for the Director of each department.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE
LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 288 SECTION 288.10
and 288.14 AND ADDING 288.20 TO CORRECT THE NAMES OF VARIOUS CITY
DEPARTMENTS AND SPECIFY THE MINIMUM REQUIREMENTS FOR THE DIRECTOR
OF EACH DEPARTMENT.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 288, Section 288.10, 288.14, AND 288.20, of the Codified
Ordinances of the City of Lansing, Michigan, be and are hereby amended to read as follows:

288.10. - Director of ECONOMIC DEVELOPMENT AND PLANNING ~~planning and~~
~~neighborhood development.~~

The Director of ~~Planning and Neighborhood Development~~ ECONOMIC DEVELOPMENT
AND PLANNING shall satisfy the following minimum qualifications:

(a) *Training and Experience.* He or she shall have a bachelor's degree in urban planning, public
administration, business administration or a related field and five years of professional
management experience in positions of increasing responsibility, two years of which must have
been with a state or local governmental agency. Additionally, the candidate shall have completed
16 quarter hours or equivalent semester hours of college level course work in supervisory
management. An equivalent combination of training and experience in related activities may be
substituted for supervisory experience and up to eight quarter hours of the required supervisory
management course work.

(b) *Knowledge and Skills*. He or she shall have comprehensive knowledge of the principles and practices of organizational development, community planning and public management, as applied to municipal development, and of State and local legislation, codes and ordinance enforcement as related to city planning. He or she shall have considerable knowledge of the principles of building construction and real estate development and of research methods and techniques and application and utilization in the data processing field. He or she shall have some knowledge of marketing practices. He or she shall have considerable skill in expressing oneself clearly and concisely, orally and in writing, and in establishing and maintaining effective relationships with contractors, developers and diverse citizen groups. He or she shall have comprehensive skill in planning, scheduling and directing the work of professional personnel and in planning and administering long and short-range programs for effective Municipal development. He or she shall have considerable skill in Federal, State and local law interpretation.

288.14. - Director of HUMAN RESOURCES ~~personnel and training~~.

The HUMAN RESOURCES ~~Personnel and Training~~ Director shall satisfy the following minimum ~~requirements~~ QUALIFICATIONS:

(a) *Training and Experience*. He or she shall have a bachelor's degree in psychology, public personnel administration, labor and industrial relations or a related field and six years of professional personnel management experience, three of which must have been with a state or local government agency. Additionally, the candidate shall have completed 16 quarter hours or equivalent semester hours of college level course work in supervisory management. An equivalent combination of training and experience in related activities may be substituted for

supervisory experience and up to eight quarter hours of the required supervisory management course work.

(b) *Knowledge and Skills*. He or she shall have comprehensive knowledge of the standard principles, practices, methods and techniques of public personnel administration and of analysis of departmental personnel requirements and structuring of required programs; considerable knowledge of local government organization and its department operating requirements, and of recent developments, current literature and sources of information in public personnel management. He or she shall have considerable skill in expressing oneself clearly and concisely, orally and in writing, and in establishing and maintaining effective working relationships with City officials and personnel. He or she shall have considerable knowledge of and experience in collective bargaining and labor contract administration; in administering State and Federal public employment programs; and in administering and evaluating personnel testing and evaluation procedures.

288.20 DIRECTOR OF NEIGHBORHOODS AND CITIZEN ENGAGEMENT

THE NEIGHBORHOODS AND CITIZEN ENGAGEMENT DIRECTOR SHALL SATISFY THE FOLLOWING MINIMUM QUALIFICATIONS:

(A) *TRAINING AND EXPERIENCE*. HE OR SHE SHALL HAVE A BACHELOR'S DEGREE IN EITHER ECONOMICS, POLITICAL SCIENCE, COMMUNICATIONS, PUBLIC ADMINISTRATION, BUSINESS ADMINISTRATION OR A RELATED FIELD AND FOUR (4) YEARS OF SUPERVISORY LEVEL EXPERIENCE. ADDITIONALLY, THE CANDIDATE SHALL HAVE COMPLETED SIXTEEN (16) QUARTER CREDIT HOURS OR TWELVE (12) SEMESTER CREDIT HOURS OF COLLEGE LEVEL COURSE WORK

1 IN SUPERVISORY MANAGEMENT. AN EQUIVALENT COMBINATION OF TRAINING
2 AND EXPERIENCE IN RELATED ACTIVITIES MAY BE SUBSTITUTED FOR
3 SUPERVISORY EXPERIENCE AND UP TO EIGHT (8) QUARTER HOURS OF THE
4 REQUIRED SUPERVISORY MANAGEMENT COURSE WORK.

5 (B) *KNOWLEDGE AND SKILLS*. HE OR SHE SHALL HAVE CONSIDERABLE
6 KNOWLEDGE OF ORGANIZATION DEVELOPMENT, BUDGET ADMINISTRATION,
7 AND GRANT WRITING TO SECURE FUNDING RELATED TO COMMUNITY
8 OUTREACH PROGRAMS. HE OR SHE SHALL HAVE CONSIDERABLE SKILL IN
9 WORKING WITH NEIGHBORHOOD, COMMUNITY, COMMERCIAL, AND FAITH-
10 BASED GROUPS TO IMPROVE NEIGHBORHOOD RESIDENT INVOLVEMENT. HE OR
11 SHE SHALL HAVE CONSIDERABLE SKILL IN SOURCING, SECURING, AND
12 MANAGING RESOURCES FROM THE COMMUNITY. HE OR SHE SHALL HAVE
13 CONSIDERABLE SKILL IN PLANNING AND DIRECTING THE WORK OF OTHERS; IN
14 ESTABLISHING EFFECTIVE WORKING RELATIONSHIPS WITH OTHERS; AND IN
15 COMMUNICATING WITH TAXPAYERS, COMMUNITY AND NEIGHBORHOOD
16 GROUPS, AND OTHER GOVERNMENTAL OFFICIALS.

17 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
18 inconsistent with the provisions are repealed.

19 Section 3. Should any section, clause or phrase of this ordinance be declared to be
20 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
21 other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
immediate effect by City Council AND SHALL EXPIRE DECEMBER 31, 2028.

Approved as to form:

City Attorney

Dated: _____

PASSAGE OF ORDINANCE

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO REPEAL
CHAPTER 288, SECTION 288.18, TO ELIMINATE THE MINIMUM QUALIFICATIONS
FOR THE DIRECTOR OF MANAGEMENT SERVICES, AS NO SUCH POSITION
EXISTS WITHIN THE CITY.

Is read a second time by its title. The Ordinance was reported from the Committee on
General Services and is on the order of immediate passage.

COUNCIL MEMBER	YEAS	NAYS
DUNBAR	☐	☐
GARZA	☐	☐
HUSSAIN	☐	☐
JACKSON	☐	☐
SPADAFORE	☐	☐
SPITZLEY	☐	☐
WASHINGTON	☐	☐
WOOD	☐	☐

☐ ADOPTED	☐ FAILED
----------------------------------	---------------------------------

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO REPEAL
CHAPTER 288, SECTION 288.18, TO ELIMINATE THE MINIMUM QUALIFICATIONS
FOR THE DIRECTOR OF MANAGEMENT SERVICES, AS NO SUCH POSITION EXISTS
WITHIN THE CITY.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 288, Section 288.18, of the Codified Ordinances of the City of
Lansing, Michigan, be and are hereby repealed in their entirety and shall be null and void of no
effect.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
inconsistent with the provisions hereof are hereby repealed in their entirety and shall be null and
void and of no effect.

Section 3. Should any section, clause or phrase of this ordinance be declared to be
invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
other than the part so declared to be invalid.

Section 4. This ordinance repeal shall take effect on the 30th day after enactment, unless
given immediate effect by City Council.

Approved as to form:

City Attorney

Dated: _____



Chris Swope
Lansing City Clerk

September 20, 2019

Members of the Lansing City Council
10th Floor City Hall
Lansing, MI 48933

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and at the following website:
<http://lansingmi.gov/AgendaCenter>

BOARD NAME

DATE OF MEETING

Election Commission

July 30, 2019

Board of Ethics

August 13, 2019

Lansing Brownfield Redevelopment Authority

July 12, 2019
August 2, 2019

Lansing Economic Development Corporation

July 12, 2019
August 2, 2019

Lansing Tax Increment Finance Authority

July 12, 2019
August 2, 2019

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4131.

Sincerely,

A handwritten signature in cursive script that reads "Chris Swope".

Chris Swope, CMC, CMMC
Lansing City Clerk

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-6-2019: Parcel #: 33-01-01-16-428-131, 100 Block of S. Larch Street, from “G-1”
Business District to “H” Light Industrial District

was introduced by the Committee on Development & Planning, read a first and second time by its title and referred to the Committee on Development and Planning.

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-6-2019: Parcel #: 33-01-01-16-428-131, 100 Block of S. Larch Street, from “G-1” Business District to “H” Light Industrial District

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-6-2019

Parcel Number's: 33-01-01-16-428-131

Address: S. Larch Street

Legal Descriptions: South ½ of the North ½ of the West 135 Feet of Lot 2, Block 242, Original Plat, from "G-1" Business District to "H" Light Industrial District.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2019, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30th day after enactment.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-6-2019, 100 Block of S. Larch Street

Rezoning from “G-1” Business District to “H” Light Industrial District

The Lansing City Council will hold a public hearing on Monday, , 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-6-2019. This is a request by Edward C. Carpenter Family Trust to rezone the parcel of land (Parcel No. 33-01-01-16-428-131) located on the east side of the 100 block of S. Larch Street, approximately 120 feet north of the S. Larch/Barnard Street intersection from “G-1” Business District to “H” Light Industrial District. The purpose of the rezoning is to make the zoning of the subject property consistent with the “H” Light Industrial District zoning of the properties to the north that are also owned by the applicant for this request.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, , 2019 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

GENERAL INFORMATION

APPLICANT:	Edward C. Carpenter Family Trust c/o Jeff Landon, Farhat & Story, PC 1003 N. Washington Avenue Lansing, MI 48906
OWNER:	Edward C. Carpenter Family Trust 119 S. Larch Street Lansing, MI 48912
REQUESTED ACTIONS:	Rezone from "G-1" Business to "H" Light Industrial
EXISTING LAND USE:	Parking lot
EXISTING ZONING:	"G-1" Business District
PROPOSED ZONING:	"H" Light Industrial District
PROPERTY SIZE:	43.3' x 135' = 5,847 square feet
SURROUNDING LAND USE:	N: Parking Liskey's Auto Repair Facility S: Future parking for new mixed-use building to the north E: Parking lot W: Stadium District (multi-family residential & commercial)
SURROUNDING ZONING:	N: "H" Light Industrial District S: "G-1" Business District E: "G-1" Business District W: "G-1" Business District
MASTER PLAN:	The Design Lansing Master Plan designates the subject property for Downtown Mixed-Use Center. Edge. S. Larch Street is designated as an activity corridor.

DESCRIPTION:

This is a request by Edward C. Carpenter Family Trust to rezone the parcel of land (Parcel No. 33-01-01-16-428-131) located on the east side of the 100 block of S. Larch Street, approximately 120 feet north of the S. Larch/Barnard Street intersection from "G-1" Business District to "H" Light Industrial District. The purpose of the rezoning is to make the zoning of the subject property consistent with the "H" Light Industrial District zoning of the properties to the north that are also owned by the applicant for this request.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

In 2018, the subject property was rezoned from “H” Light Industrial to “G-1” Business district along with the rest of the block bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad right-of-way to the east, with the exception of 3 of the 4 parcels that comprise the Liskey’s auto repair facility site and 2 parcels along Barnard Street. The Liskey’s building is located on the northernmost parcel at 119 S. Larch and the parking is located on the 3 parcels to its south. At the time, the developer of the mixed use building that is currently under construction along E. Michigan Avenue was securing purchase agreements from the property owners in the area to assemble the land necessary to accommodate the development. The property was subsequently rezoned to the “G-1” Business district and since the developer had a purchase offer on the subject property, it was included in the rezoning. The developer did not end up purchasing the subject property and thus, the owner would like to return the zoning to “H” Light Industrial so that it will have the same zoning as the other 3 Liskey’s parcels

The subject property will continue to be used for parking to support the Liskey’s business. Since no changes are proposed for the site, the rezoning will have no impact on the surrounding land uses. The rezoning will, however, bring the use of the property for a parking lot into compliance with the Zoning Ordinance. Parking lots as the sole use of a parcel of land are permitted by right in the “H” Light Industrial district but would require a special land use permit in the “G-1” Business district. No special land use permit has been issued in this case and thus, it is nonconforming as it currently exists.

COMPLIANCE WITH MASTER PLAN:

The Central Lansing Comprehensive Plan designates the subject property for retail/commerce with upper floor mixed use. The Design Lansing Master Plan designates the subject property for Downtown Mixed-Use Center: Edge. The purpose of this designation as described in the Plan is:

“To support the downtown area by allowing a mix of uses and to enhance the quality of the pedestrian environment; maintain the presence of older, often historic buildings; and provide for a transition in building height and use intensity to near-downtown neighborhoods.”

The existing “G-1” zoning is the most appropriate designation to facilitate the land use pattern being advanced in the Master Plan. It is acknowledged that the “H” Light Industrial zoning is not consistent with the Master Plan. This proposal, however, merely reverses the rezoning that occurred in 2018 since the reason for which it was rezoned at that time no longer exists.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The rezoning will have no impacts on vehicular or pedestrian traffic.

IMPACT ON PUBLIC FACILITIES:

The rezoning will have no impact on public facilities.

ENVIRONMENTAL IMPACT:

No changes are proposed for the subject property and thus, the rezoning will no impact on the environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The subject property would have been used for parking if it had become part of the mixed-use development parcel.

SUMMARY

This is a request by Edward C. Carpenter Family Trust to rezone the parcel of land (Parcel No. 33-01-01-16-428-131) located on the east side of the 100 block of S. Larch Street, approximately 120 feet north of the S. Larch/Barnard Street intersection from "G-1" Business District to "H" Light Industrial District. The purpose of the rezoning is to make the zoning of the subject property consistent with the "H" Light Industrial District zoning of the properties to the north that are also owned by the applicant for this request.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning is consistent with the existing zoning of the 3 parcels to its north. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area. Despite its conflict with the Master Plan, the request simply reverses the rezoning that occurred in 2018. The intent at that time was for the subject property to become part of the mixed use development occurring on the surrounding property. Since that did not occur, the applicant would like to have the property returned to its original zoning.

RECOMMENDATIONS

Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

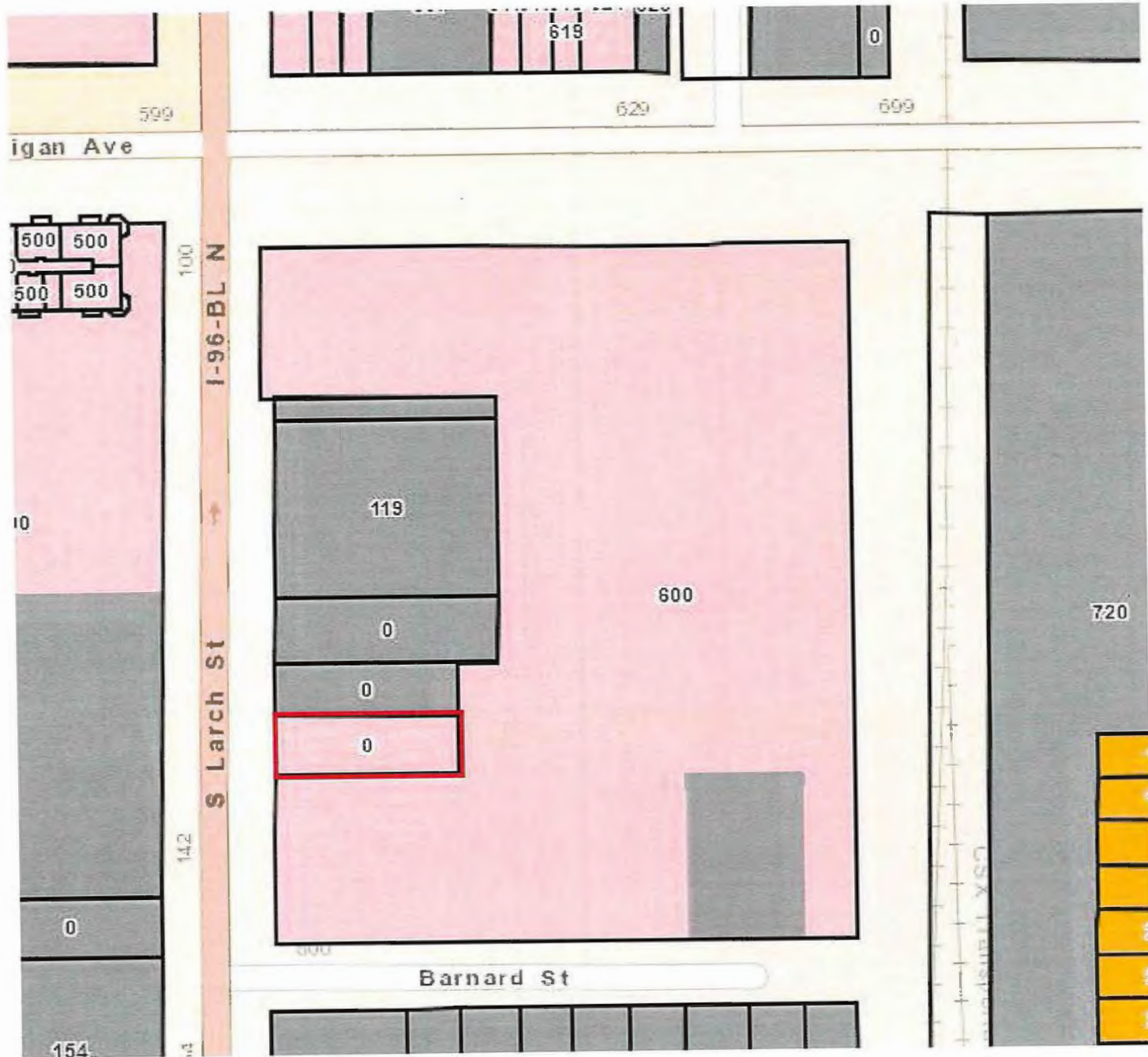
Z-6-2019 be approved to rezone parcel #: 33-01-01-16-428-131, located on the east side of the 100 block of S. Larch Street, approximately 120 feet north of the S. Larch/Barnard Street intersection from "G-1" Business District to "H" Light Industrial District.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**







Zoning District

- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit Plan
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multiple
- DM-2 Residential-Multiple
- DM-3 Residential-Multiple
- DM-4 Residential-Multiple
- E-1 Apartment Shop
- E-2 Local Shopping
- F Commercial
- F-1 Commercial
- G-1 Business
- G-2 Wholesale
- H Light Industrial
- I Heavy Industrial
- J Parking
- ROW Right of Way





**Regular Meeting
LANSING PLANNING BOARD
July 2, 2019
6:30 p.m., Conference Room
Neighborhood Empowerment Center
600 W. Maple Street**

MINUTES

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:30 p.m.

- a. Present: Josh Hovey, Katie Alexander, Farhan Bhatti & Gary Manns
- b. Absent: John Ruge, Tony Cox & Marta Cerna
- c. Staff: Bill Rieske, Susan Stachowiak, Andy Kilpatrick & Brett Kaschinske

2. APPROVAL OF AGENDA

Mr. Hovey approved the agenda by unanimous consent.

3. COMMUNICATIONS

4. PUBLIC HEARINGS

A. Z-5-2019, 521 W. Hillsdale Street – Rezoning from “DM-4” Residential to “D-1” Professional Office district

Ms. Stachowiak stated that this is a request by Shawn Watson to rezone the property at 521 W. Hillsdale Street from “DM-4” Residential District to “D-1” Professional Office District to permit the building at this location to be used for a small law office. She said that the two properties to the east and the two properties to the west of the subject property are already zoned “D-1” Professional Office and therefore, the proposed rezoning will eliminate an inconsistent zoning pattern in the block in which it is located. Ms. Stachowiak stated that while there is not a parking lot on the site, a one-attorney law office will generate a very small amount of traffic and therefore, the existing driveway should be adequate to support the proposed use.

Ms. Stachowiak said that staff is recommending approval of the request. She said that offices are low impact uses that do not generate much traffic and do not create noise or other nuisances, thus making them compatible with adjoining or nearby residential uses. She also said that approval of the requested rezoning will not set a negative precedent for future requests to rezone property in the area. The “D-1” Professional Office zoning pattern has already been established and this request merely fills in a gap in the zoning along in the 500 block on the south side of W. Hillsdale Street.

Mr. Hovey opened the public hearing.

Shawn Watson, 521 W. Hillsdale Street, spoke in support of his request. He said that he considered selling the building or renting it out but then found out that his attorney would like to use it for his law office which is the reason for the rezoning.

Seeing no one else wishing to speak, Mr. Hovey closed the public hearing.

5. COMMENTS FROM THE AUDIENCE - None

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

- (1) Minutes for approval: June 4, 2019**

Without objection, the June 4, 2019 minutes were approved.

- (2) Z-5-2019, 521 W. Hillsdale Street – Rezoning from “DM-4” Residential to “D-1” Professional Office**

Without objection, Z-5-2019 was approved.

B. Old Business - None

C. New Business

- (1) Act-11-2019 & Act 12-2019, 700 River Street & 342 E. St. Joseph Street, Property acquisition for parkland**

Mr. Rieske stated that the City of Lansing Parks and Recreation Department proposes to purchase two parcels with vacant houses located at the southwest corner of River and St. Joe Streets, near Cherry Hill Park, for additional parkland. He said that they would be purchased for fair market value from willing sellers. He also said that the properties are currently occupied by vacant houses and as a result of the acquisition, the houses will be removed from the floodplain and replaced by either vacant land or additional parking for Cherry Hill Park. Mr. Rieske said that the proposed acquisitions and demolitions coordinate well with City efforts to remove housing from the floodplain.

Brett Kaschinske, City of Lansing Director of Parks & Recreation, stated that the properties are part of a Michigan Department of Natural Resources Trust Fund Acquisition grant with 25% in matching funds. The City Council approved applying for the grant. He said that the River Street and St. Joe properties are located near Cherry Hill Park. The properties are in the flood plain, the buildings are vacant and would be demolished. Mr. Kaschinske said

that the options for the land would include possible expanded parking or green space; both options would also assist emergency management by removing the structures. The price is the appraised value and there is be no negotiation. Property owners are willing to sell. He said that the Park Board has also approved this request.

Dr. Bhatti made a motion, seconded by Ms. Alexander to recommend approval of Act-11-2019 & Act 12-2019, to permit the acquisition of 700 River Street & 342 E. St. Joseph Street for parkland. On a voice vote, the motion carried 4-0.

(2) Act-13-2019, 600 E. Michigan Avenue, Right-of-Way Encroachment

Mr. Rieske stated that 600 E. Michigan-Lansing LLC proposes to install the north wall footing and foundation system for its new building at 600 E. Michigan Ave. within the right of way (ROW), but below the sidewalk, approximately 30" north of the north property line. The north building wall itself would be constructed on private property.

Andy Kilpatrick, Director of Public Service Department, said that the Public Service Department does not have any objection to the proposed encroachment into the Michigan Avenue public right of way, which will be granted though a permanent easement following approval by City Council. He said that the price for the easement will be based on the land value of the adjacent parcel and dimensions for the easement area and the legal description will be finalized with the applicant based on engineering plans and specifications. Mr. Kilpatrick said that the requested easement will be paved over with sidewalk, and would thus have no effect on the character of the area. He also said that the proposed easement is limited to the amount necessary for the proposed footings.

Jason Kidea, 600 E. Michigan, LLC, 330 Marshall Street, spoke in support of the request. He said that he appreciates the City's support for this project. Mr. Kidea said that the proposed easement is the most feasible and efficient way to install the footings and foundation system in the area.

Mr. Kilpatrick stated that requiring a slight building setback in the "G-1" Business district would eliminate the need for these types of easements in the future.

Dr. Bhatti made a motion, seconded by Ms. Alexander to recommend approval of Act-13-2019 to grant an easement, approximately 30 inches in width, north from the south right-of-way line along E. Michigan Avenue for the purpose of installing below ground footings for the new building in the 600 block of E. Michigan Avenue. On a voice vote, the motion carried 4-0.

8. **REPORT FROM PLANNING MANAGER** - None
9. **COMMENTS FROM THE CHAIRPERSON** - None
10. **COMMENTS FROM BOARD MEMBERS** - None
11. **PENDING ITEMS: FUTURE ACTION REQUIRED** - None
12. **ADJOURNMENT** – The meeting was adjourned at 6:43 p.m.

Act-14-2019, NW Corner Miller & Aurelius Parcel #33-01-05-03-481-031, Easement for Traffic Signal

STAFF REPORT

An Act 33 Review is a planning level review of the **location, character and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT AND PROPOSAL: The City of Lansing Public Service Department proposes to acquire an easement for the purpose of improving the traffic signal at the Miller and Aurelius intersection.

LOCATION: The site is located on the NW corner of Miller and Aurelius.

CURRENT OWNER(S): Jackson National Life, 1 Corporate Way, Lansing, MI 48951

EXISTING LAND USE & ZONING: Use: Vacant land. Zoning: "D-1" Professional Office District

PROPERTY SIZE AND SHAPE: Easement: Triangular (10' X 25')/2 = 125 square feet
Parent parcel: 100,131 SF (2.3 acres), roughly square in shape.

SURROUNDING LAND USE & ZONING Office/industrial uses. "I" Heavy Industrial District to the north. "D-1" Professional Office to the west. "A" Residential District to the south. Delhi Township industrial uses to the east.

AGENCY REFERRALS

Board of Water & Light: No response received.

Public Service Department: The easement is needed because there is not enough ROW to install both a signal pole and any future sidewalk.

ANALYSIS

LOCATION: The subject property is located on the NW corner of Miller & Aurelius.

CHARACTER: The property is currently vacant and undeveloped. An easement for the replacement of a traffic signal will have a negligible effect.

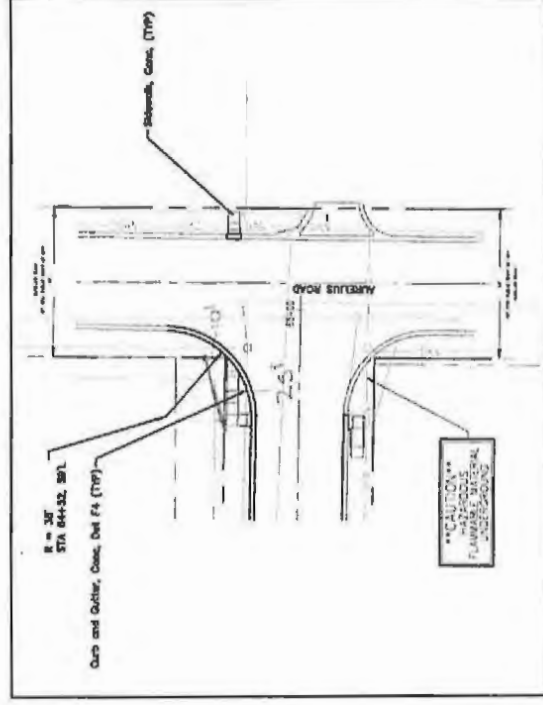
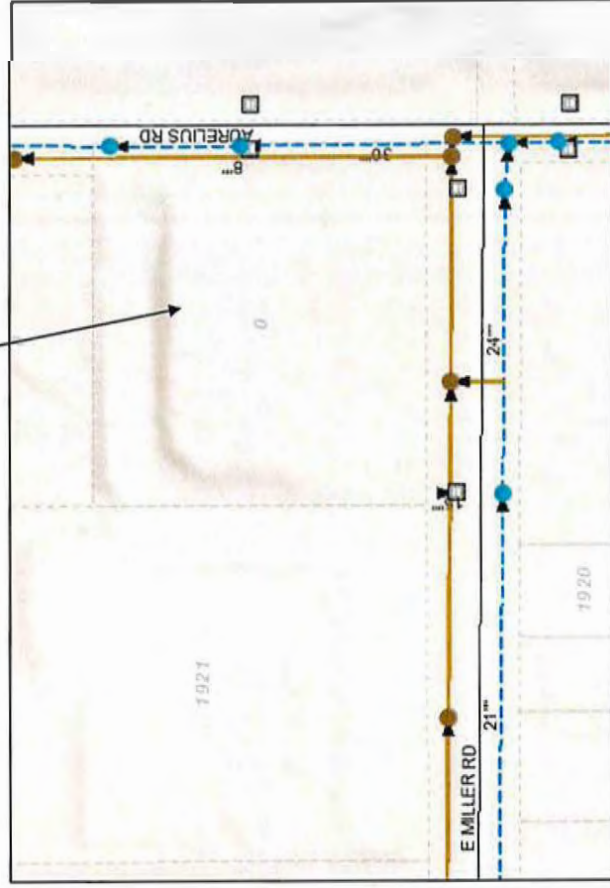
EXTENT: The proposed easement to the 125 square feet nearest to the NW corner of the intersection (SE corner of the property).

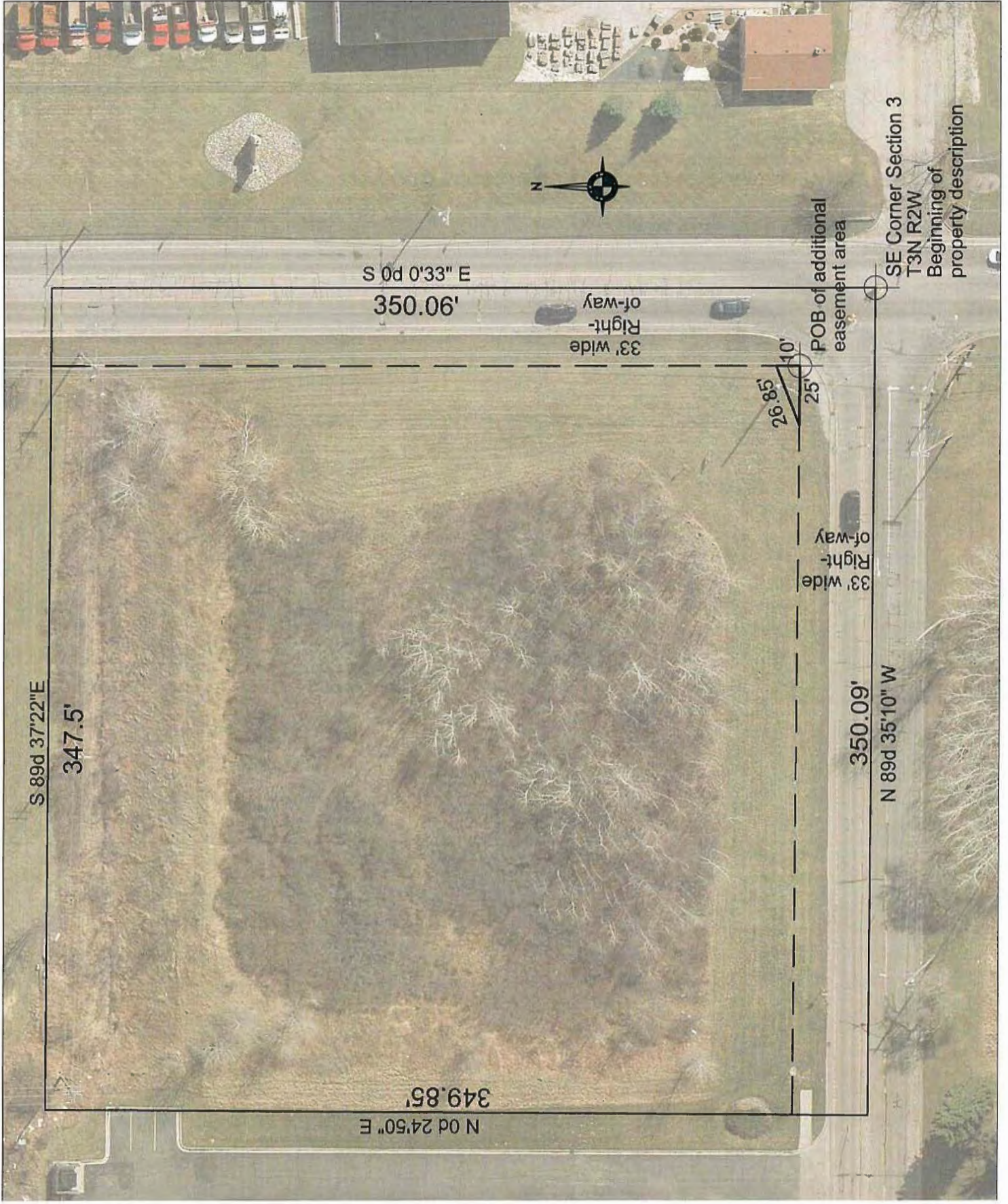
STAFF RECOMMENDATION

Staff recommends approval as proposed.

Proposed Easement - Miller Road at Aurelius ACT 33 Review

Parcel 33-01-05-03-481-031





S 89d 37'22" E

347.5'

N 0d 24'50" E

349.85'

S 0d 0'33" E

350.06'

33' wide
Right-
of-way

33' wide
Right-
of-way

26.85'
25'
10'

POB of additional
easement area

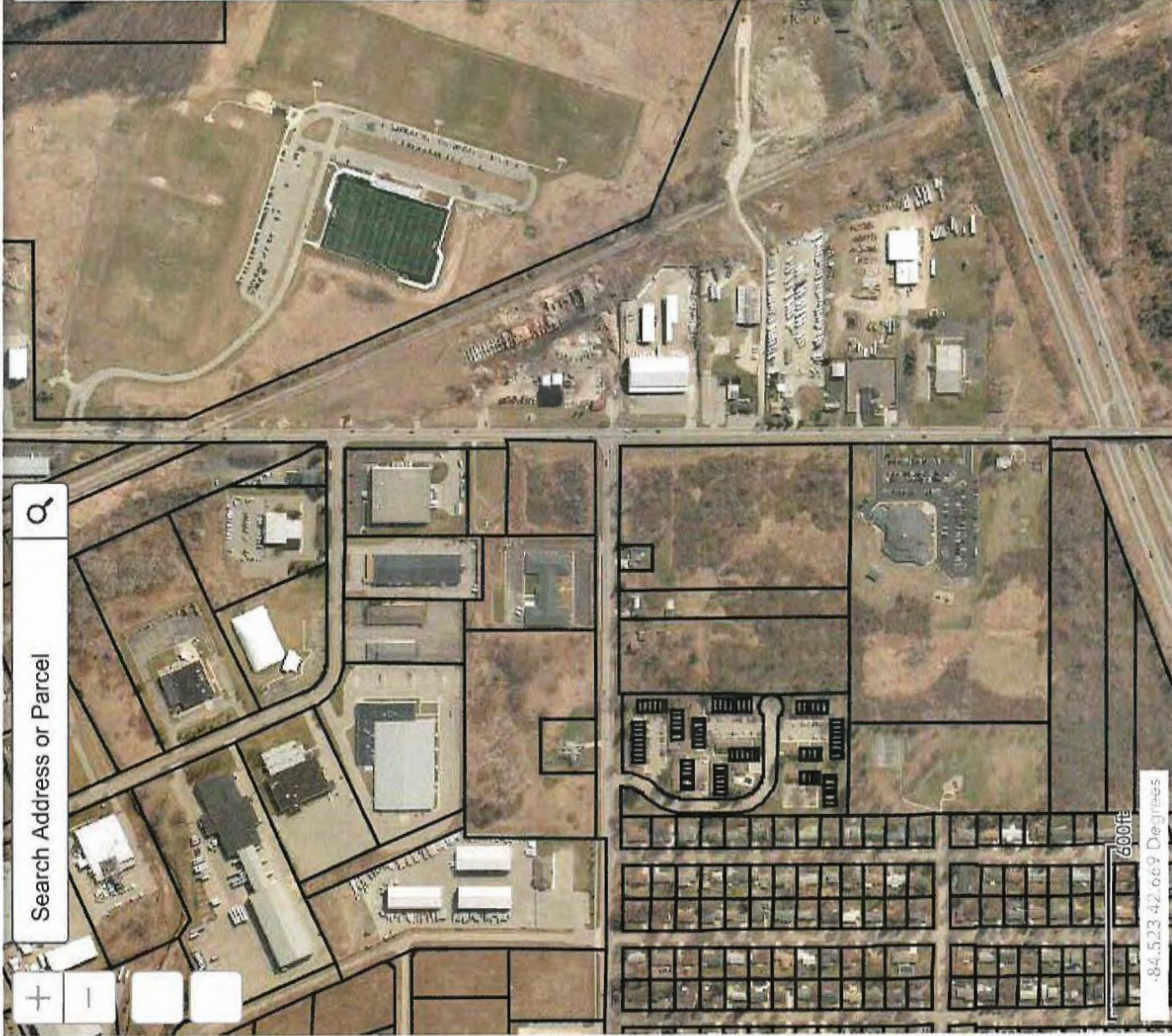
350.09'

N 89d 35'10" W

SE Corner Section 3
T3N R2W
Beginning of
property description



Lansing Parcel Viewer



Layer List

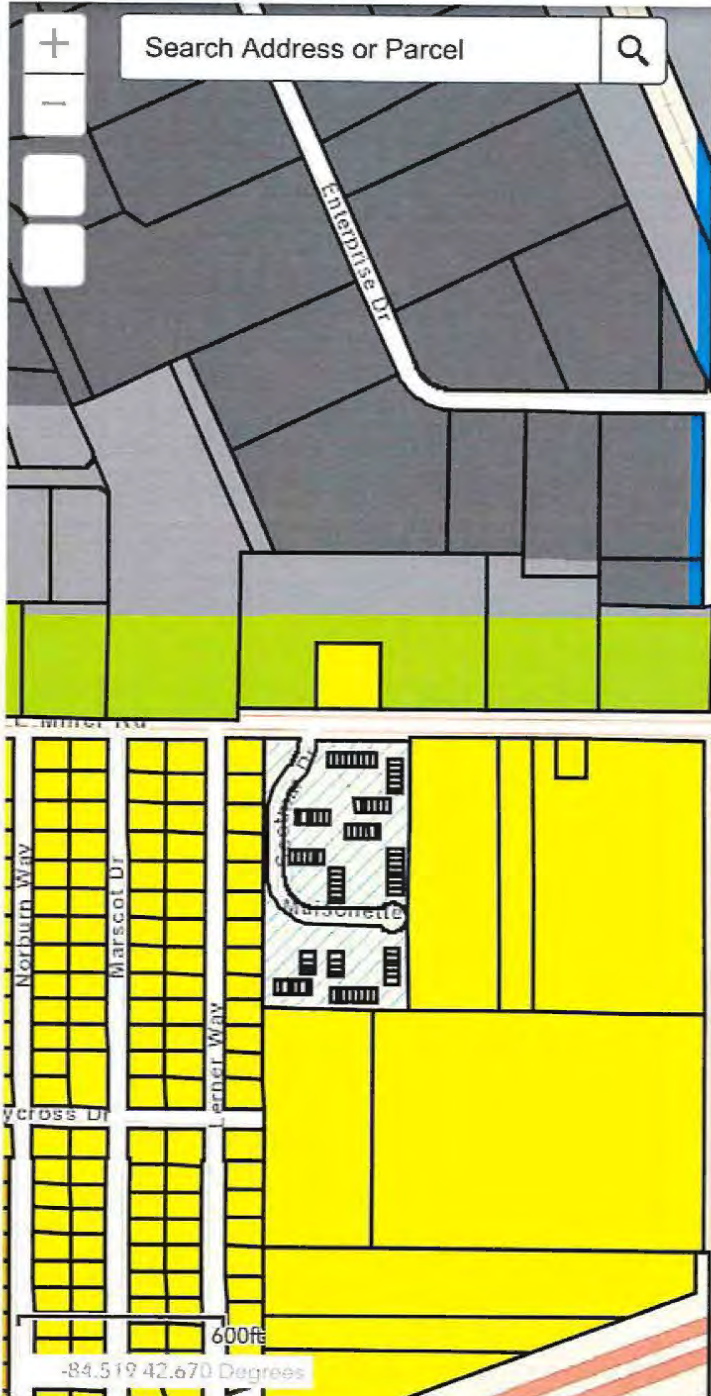
Layers

- Flood Zones
- Lansing Tax Parcels
- Survey Sections
- Lansing Zoning
- Tri-County Imagery





Lansing Parcel Viewer



Legend

Lansing Tax Parcels



Lansing Zoning

ZoningDistrict

NONE

- A, Residential - Single
- B, Residential - Single
- C, Residential - 2 Unit
- CUP, Community Unit Plan
- D-1, Professional Office
- D-2, Residential/Office
- DM-1, Residential - Multiple
- DM-2, Residential - Multiple
- DM-3, Residential - Multiple
- DM-4, Residential - Multiple
- E-1, Apartment Shop
- E-2, Local Shopping
- F, Commercial
- F-1, Commercial
- G-1, Business
- G-2, Wholesale
- H, Light Industrial
- I, Heavy Industrial
- J, Parking

ROW, Right of Way

fRESOLUTION # _____

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-14-2019, NW Corner of Miller and Aurelius [PPN #33-01-05-03-481-031 (part)], Easement for Traffic Signal

WHEREAS, the Public Service Department proposes to acquire an easement at the NW corner of Miller and Aurelius Roads for the purpose of upgrading the traffic signal at the intersection of those two roads; and

WHEREAS, the property is owned by Jackson National Life Insurance Company; and

WHEREAS, the proposed easement is triangular in shape, 125 square feet in size; and

WHEREAS, on September 3, 2019, the Planning Board reviewed the proposal in accordance with its Act 33 Review procedures, and found that the property is currently vacant and undeveloped, and the easement will facilitate the installation of a new traffic signal while preserving the open space character of the property; and

WHEREAS, the Planning Board voted unanimously (5-0) to recommend approval of the proposed easement; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith;

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-14-2019, the acquisition of an easement over the 125 square feet nearest to the NW corner of the intersection, legally described as:

Beginning at the SE corner of Section 3, thence north 10 feet along the west line of Aurelius Road, thence southwesterly 26.86 feet to the north line of Miller Road, thence east 25' along said line to the P.O.B.

from Jackson National Life, for the sum of \$1.00 (One and No/100 Dollars).

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete this transaction, subject to prior approval as to content and form by the City Attorney.

Act-14-2019, NW Corner Miller & Aurelius Parcel #33-01-05-03-481-031, Easement for Traffic Signal

STAFF REPORT

An Act 33 Review is a planning level review of the **location, character and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT AND PROPOSAL: The City of Lansing Public Service Department proposes to acquire an easement for the purpose of improving the traffic signal at the Miller and Aurelius intersection.

LOCATION: The site is located on the NW corner of Miller and Aurelius.

CURRENT OWNER(S): Jackson National Life, 1 Corporate Way, Lansing, MI 48951

EXISTING LAND USE & ZONING: Use: Vacant land. Zoning: "D-1" Professional Office District

PROPERTY SIZE AND SHAPE: Easement: Triangular (10' X 25')/2 = 125 square feet
Parent parcel: 100,131 SF (2.3 acres), roughly square in shape.

SURROUNDING LAND USE & ZONING Office/industrial uses. "I" Heavy Industrial District to the north. "D-1" Professional Office to the west. "A" Residential District to the south. Delhi Township industrial uses to the east.

AGENCY REFERRALS

Board of Water & Light: No response received.

Public Service Department: The easement is needed because there is not enough ROW to install both a signal pole and any future sidewalk.

ANALYSIS

LOCATION: The subject property is located on the NW corner of Miller & Aurelius.

CHARACTER: The property is currently vacant and undeveloped. An easement for the replacement of a traffic signal will have a negligible effect.

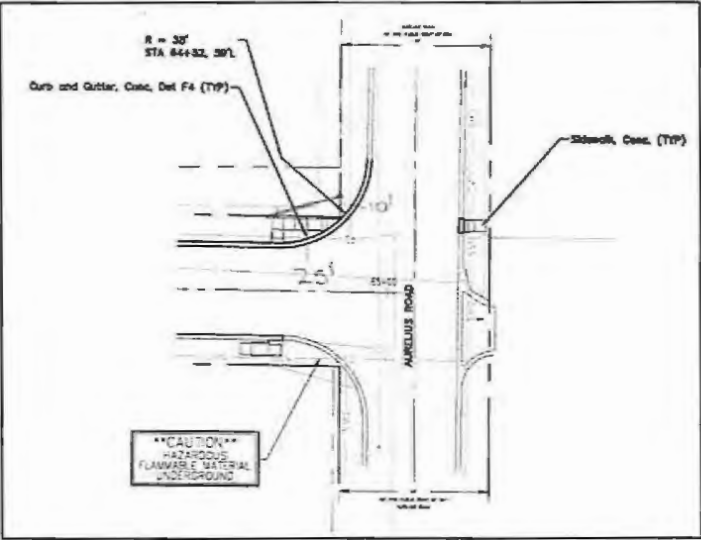
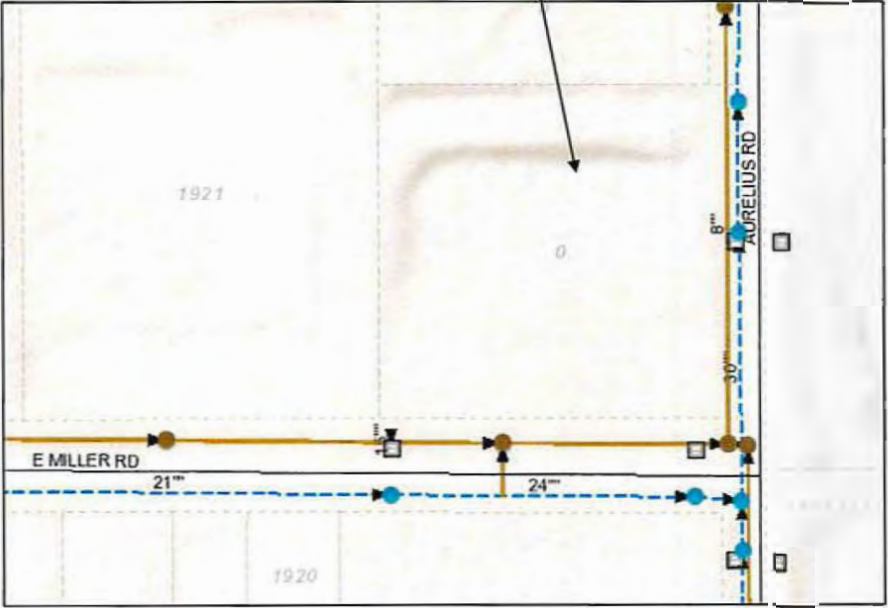
EXTENT: The proposed easement to the 125 square feet nearest to the NW corner of the intersection (SE corner of the property).

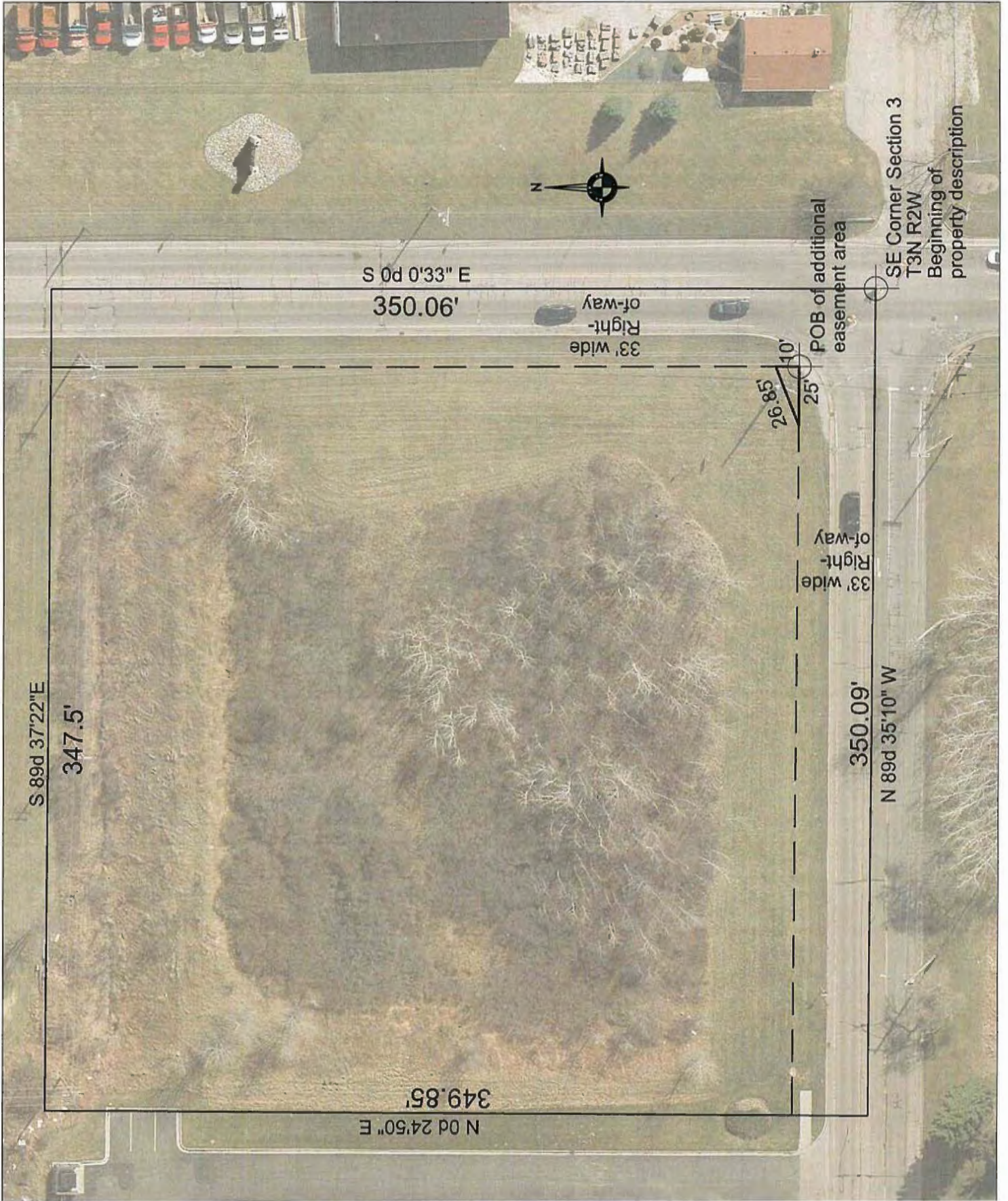
STAFF RECOMMENDATION

Staff recommends approval as proposed.

Proposed Easement - Miller Road at Aurelius
ACT 33 Review

Parcel 33-01-05-03-481-031





S 89d 37'22"E

347.5'

S 0d 0'33" E
350.06'

Right-
of-way
33' wide

26.85'
10'

POB of additional
easement area

Right-
of-way
33' wide

350.09'

N 89d 35'10" W

N 0d 24'50" E
349.85'

SE Corner Section 3
T3N R2W
Beginning of
property description



Search Address or Parcel

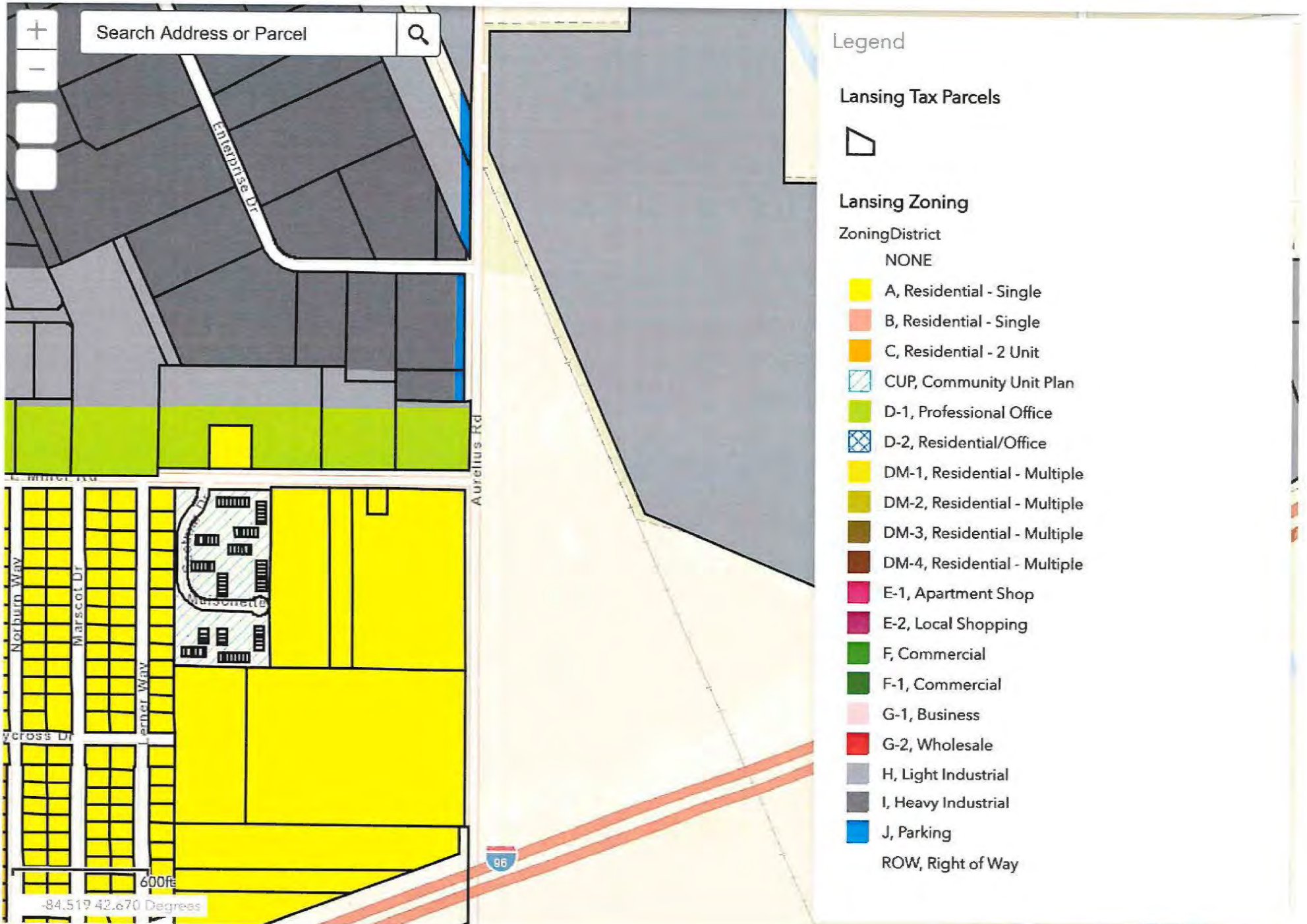


Layer List

Layers

- Flood Zones
- Lansing Tax Parcels
- Survey Sections
- Lansing Zoning
- Tri-County Imagery





BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TO SET A PUBLIC HEARING FOR
BROWNFIELD PLAN #77
500 BLOCK REDEVELOPMENT PROJECT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 501 S. Capitol Avenue and 535 & Vacant S. Capitol Avenue and 520 & Vacant S. Washington Avenue located in the City of Lansing; and

WHEREAS, prior to Council's action on this request, it is necessary to hold a public hearing on the Plan, to allow for any resident, taxpayer or ad valorem taxing unit the right to appear and be heard;

WHEREAS, the brownfield plan is available for public inspection at the Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, and that all aspects of the brownfield plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on October 28, 2019 at 7:00 p.m. on Brownfield Plan #77 – 500 Block Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

501 S. Capitol Avenue, Lansing, MI 48933 Legal Description:

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel A:

Lots 10, 11, & 12, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel B:

Lot 9, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

535 & Vacant S. Capitol Avenue and 520 & Vacant S. Washington Avenue, Lansing, MI 48933 Legal Description:

Tax ID: 33-01-01-16-381-011

The North 44 feet of the West 77 feet of Lot 8 and the North 32 feet of the West 44

feet of the East 88 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-021

The North 22 feet of the West 77 feet of Lot 7 and the South 22 feet of the West 77 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-031

The South 44 feet of the West 77 feet of Lot 7, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-043

Lot 5 & 6, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-051

Lot 4, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-081

Lots 1, 2 & 3, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel C:

The East 88 feet of Lot 7 and the East 44 feet of Lot 8 and the West 44 feet of the East 88 feet of the South 34 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records,

and that the City Clerk cause notice of such hearing to be published twice in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #77 – 500 Block Redevelopment Project and the scheduled public hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on October 28, 2019, at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #77 – 500 Block Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 501 S. Capitol Avenue and 535 & Vacant S. Capitol Avenue and 520 & Vacant S. Washington Avenue located in the City of Lansing, but more particularly described as:

501 S. Capitol Avenue, Lansing, MI 48933 Legal Description:

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel A:

Lots 10, 11, & 12, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel B:

Lot 9, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

535 & Vacant S. Capitol Avenue and 520 & Vacant S. Washington Avenue, Lansing, MI 48933 Legal Description:

Tax ID: 33-01-01-16-381-011

The North 44 feet of the West 77 feet of Lot 8 and the North 32 feet of the West 44 feet of the East 88 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-021

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Tax ID: 33-01-01-16-381-031

The South 44 feet of the West 77 feet of Lot 7, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-043

Lot 5 & 6, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-051

Lot 4, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-081

Lots 1, 2 & 3, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel C:

The East 88 feet of Lot 7 and the East 44 feet of Lot 8 and the West 44 feet of the East 88 feet of the South 34 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Kris Klein – Economic Development Specialist, Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, (517) 702-3387.

If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/CMMC
Chris Swope
City Clerk

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #77
500 BLOCK REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #77 – 500 Block Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on October 28, 2019 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on October 28, 2019 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$24 million.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on September 6, 2019, unanimously recommended approval of the Plan, for this Project; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances, and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly

considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #77 – 500 Block Redevelopment Project'.

*Lansing Brownfield
Redevelopment Authority*



500 BLOCK

REDEVELOPMENT PROJECT

501 S. Capitol Avenue, Lansing MI
520 S. Washington Avenue, Lansing MI
Tax Parcel Nos.
33-01-01-16-381-002
33-01-01-16-381-004

Brownfield Plan #77

Revised August 27, 2019

Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDFP
Phone: (517) 648-2434

Reviewed by:
LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact: Karl Dorshimer
Phone: (517) 483-4153

Approved by the LBRA –
9 / 6 / 2019

Approved by the Lansing City Council –
____ / ____ / 2019

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Exhibits

- A. Eligible Property – Legal Descriptions and Eligible Property Boundary Maps
 - Exhibit A-1: 501 Block LLC Lot Survey
 - Exhibit A-2: 502 Block LLC Lot Survey
- B. Basis of Eligibility –
 - DEQ Acknowledgement of Receipt of a Baseline Environmental Assessment letters dated May 30, 2018
 - Exhibit B-1: 501 Block LLC Letter
 - Exhibit B-2: 502 Block LLC Letter
 - Functional Obsolescence Determination letter dated August 14, 2019
 - Exhibit B-3: 501 Block LLC Letter
- C. Table 4 – Tax Increment Financing Estimates
- D. Projected Infrastructure Improvements Eligible Activity Costs Detail
- E. Estimated Breakdown of Developer Eligible Activity Costs by Entity

PROJECT SUMMARY SHEET: BROWNFIELD PLAN #77 – 500 Block Redevelopment Project

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 501 S. Capitol Avenue and 520 S. Washington Avenue, Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of these properties.

Project Name: 500 Block Redevelopment Project

Applicant/Developer: Entity Name: 501 Block, LLC and 502 Block, LLC
(referred to as “Owner(s)” or “Developer(s)”)
Contact: Patrick N. Smith
Mailing Address: 505 Bath Street
Santa Barbara, California 93101
Phone: (805) 965-2100
Email: psmith@westpacinv.com

Eligible Property Location: The Eligible Property (“Property”) consists of two parcels located at:

- 501 S. Capitol Avenue, Lansing MI
- 520 S. Washington Avenue, Lansing MI

Parcel Information: Tax Parcel Nos.:

- 33-01-01-16-381-002
- 33-01-01-16-381-004

Property Size: Approximately 2.867-acres

Type of Eligible Property: Facility (Contaminated) and Functionally Obsolete

Project Description: 501 Block, LLC and 502 Block, LLC are single-purpose company’s formed to develop, construct, finance, and own the 500 Block Redevelopment Project, a mixed-use multi-phase multi-building redevelopment, including office, commercial business spaces containing retail/service providers, and multifamily residential apartments (the “Project”).

The proposed renovation and new construction project will redevelop the substantially vacant, contaminated and functionally obsolete parcels into a mixed-use redevelopment project bringing new residents and employment into the City of Lansing’s core downtown. The proposed Project phasing for the buildings is as follows:

- Phase I –
 - Building 1 – 501 S. Capitol office building renovation into a mixed-use building with approximately 23,461 square feet of finished office/commercial space and four (4) floors of residential with an estimated 44 multifamily residential apartments. Start of construction beginning with asbestos abatement and demolition is anticipated to begin by November 14, 2019 with completion of full renovation by August 1, 2021.

- Building 2 – Newly constructed mixed-use building along South Capitol Avenue and West Hillsdale Street with an estimated 116 multifamily residential apartments and approximately 3,500 square feet commercial. Start of construction beginning with site demolition is anticipated to begin by September 1, 2020 and new construction completion by May 1, 2022.
- Phase II – is not part of this Brownfield Plan currently and will be committed to upon the success of Phase I. Phase II contemplates a newly constructed mixed-use building along South Washington Avenue and Lenawee Street that will bring additional multifamily residential apartments and commercial. Phase II will require an amendment to this Brownfield Plan to address further eligible activity costs which will allow this phase to be completed in the future.

Total Capital Investment and Deployment/Completion

Dates:

This Brownfield Plan (the “Plan”) anticipates approximately \$31.2 million in Total Capital Investments including projected costs of developer eligible activities hard costs at \$7,196,602 but not including acquisition and cost of financing for this Project or its eligible activities.

The proposed Project Capital Investment breakdown with deployment and completion milestones for Phase I are as follows:

- Building 1 - \$8.6 million for 501 S. Capitol building renovation into a mixed-use building:
 - Deployment Start – November 14, 2019
 - Completion – August 1, 2021
- Building 2 - \$22.6 million for a newly constructed mixed-use building along South Capitol Avenue and West Hillsdale Street:
 - Deployment Start – September 1, 2020
 - Completion – May 1, 2022

Estimated Job Creation and Employed-by Dates:

During the term of construction, the Project will create hundreds of direct and indirect spin-off jobs over an estimated 32-month construction period.

Upon Project completion and stabilization, a total of approximately 14 local full-time equivalent (FTE) jobs are projected to be created as are identified by each building with anticipated 100% employed-by milestone dates below:

- Building 1 – approximately 9 FTE jobs upon building stabilization at the 501 S. Capitol Building Renovation. Average wage rate of new estimated jobs created that are new to the City is projected at greater than \$30,000 per year:
 - 100% employed-by – August 1, 2022 to allow for stabilization.

- Building 2 – approximately 5 FTE jobs upon building stabilization in the South Capitol Avenue and West Hillsdale Street building. Average wage rate of new estimated jobs created that are new to the City is projected at greater than \$30,000 per year:
 - 100% employed-by – May 1, 2022 to allow for stabilization.

Estimated and Capped

Duration of Plan Capture: 19 years (2021-2039), total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture. However, this Plan's capture of tax increment revenues shall not exceed 23 years (2021-2043), unless amended.

Estimated and Capped

Duration of Plan: 20 years (2020-2039) estimated but capped at 24 years (2020-2043), unless amended.

Base Year of Plan: 2020

First Year of Plan Capture: 2021

Estimated Gain in Taxes:
(after Project completion)

	Estimated Base Year Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value (Increment)
	2020	Starting in 2023	Starting in 2023
	\$2,409,200	\$10,726,857	\$ 8,317,657
Annual Taxes Paid	\$ 183,875	\$634,822	\$ 450,946

Distribution of Total New Taxes Paid Estimate:
(Total Plan Duration)

Total New Taxes Received by Taxing Units	\$ 2,218,482
Total New Taxes Captured	\$ 11,024,756
Total New Taxes	\$ 13,243,238

**Total New (Incremental) Taxes Captured
Breakdown Estimate:**
(Total Plan Duration)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Brownfield Redevelopment Authority (BRA) Administration	\$ 371,357	\$ 19,545
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000	\$ 789
BRA Local Brownfield Revolving Fund (LBRF)	\$ 371,357	\$ 19,545
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	\$ 468,497	\$ 24,658
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 6,547,551	\$ 344,608
State School Taxes To Developer * (to Reimburse Eligible Activities)	\$ 3,250,993	\$ 171,105
Total New Tax Capture (See Table 1a)	\$ 11,024,756	\$ 580,250
* To meet Developer Reimbursement Obligations.		

Total New (Incremental) Taxes Received (Gain/Not Captured) by Taxing Units
Breakdown Estimate:
(Total Plan Duration)

Estimated New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	Estimated Tax Capture Period in Number of Years =	19
		New Tax Revenue Received	
		Total/ Cumulative	Annual Average
CITY OF LANSING			
City Operating - Lansing	10%	\$ 389,189	\$ 20,484
City Debt - Lansing	100%	\$ 45,115	\$ 2,374
<i>Subtotal to Above</i>	-	\$ 434,304	\$ 22,858
INGHAM COUNTY			
Ingham County	10%	\$ 218,819	\$ 11,517
Potter Park Zoo & Potter Park	10%	\$ 8,208	\$ 432
<i>Subtotal to Above</i>	-	\$ 227,027	\$ 11,949
Capital Region Airport Authority - CRAA	10%	\$ 13,994	\$ 737
Capital Area Transportation Authority - CATA	10%	\$ 60,200	\$ 3,168
LIBRARY	-	-	
Capital Area District Libraries - CADL	10%	\$ 31,231	\$ 1,644
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	
ISD Operating	10%	\$ 4,004	\$ 211
ISD Special Education	10%	\$ 90,214	\$ 4,748
COMMUNITY COLLEGE	-	-	
Lansing Community College - LCC	10%	\$ 76,220	\$ 4,012
<i>Subtotal to Above</i>	-	\$ 275,864	\$ 14,519
LOCAL SCHOOL MILLAGES: excludes State School millages			
Lansing School District Debt (District #33020)	100%	\$ 798,181	\$ 42,010
Lansing School District Sinking Fund	10%	\$ 60,060	\$ 3,161
<i>Subtotal to Above</i>	-	\$ 858,241	\$ 45,171
<i>Subtotal of All of the Above</i>	-	\$ 1,795,435	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	10%	\$ 106,192	\$ 5,589
Local School Operating - LSO	10%	\$ 316,855	\$ 16,677
<i>Subtotal to Above</i>	-	\$ 423,047	\$ 22,266
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	\$ 2,218,482	-

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$11,024,756 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$9,798,544. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$9,798,544 so long as there are available revenues.

All planned infrastructure improvements are public (see Exhibit D – Projected Infrastructure Improvements Eligible Activity Costs Detail) and make up 4.50% of the developer's total private investment (not including developer eligible activity hard costs).

Eligible Activities	Eligible Costs
DEQ Eligible Activities	
Department-Specific Activities	
Baseline Environmental Assessment (BEA) Activities	\$ 27,785
Due Care Activities	\$ 744,287
Additional Response Activities	\$ 20,000
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 1,210,309
Lead and Asbestos Abatement Activities	\$ 2,606,975
Infrastructure Improvements Activities	\$ 698,831
Site Preparation Activities	\$ 949,727
Contingency (15%)	\$ 938,687
Interest (3% Simple Interest)	\$ 2,477,892
<i>Subtotal</i>	\$ 9,674,494
Brownfield Plan & Work Plan Preparation	\$ 104,050
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 15,000
Local Application Fees	\$ 5,000
<i>Subtotal: To Developer *</i>	\$ 9,798,544
Brownfield Redevelopment Authority (BRA) Administration	\$ 371,357
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000
BRA Local Brownfield Revolving Fund (LBRF)	\$ 371,357
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 468,497
<i>Subtotal: To BRA & State</i>	\$ 1,226,212
GRAND TOTAL	\$ 11,024,756
* To meet Developer Reimbursement Obligations.	

The estimated breakdown of projected Eligible Activity Costs between the two Developer entities (501 Block, LLC and 502 Block, LLC) is illustrated and subject to change in Exhibit E - Estimated Breakdown of Developer Eligible Activity Costs by Entity.

INTRODUCTION

The City of Lansing, Michigan (the “City”), established the Lansing Brownfield Redevelopment Authority (the “Authority”) on October 1, 1997, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of Eligible Property by providing economic incentives through tax increment financing for certain eligible activities.

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in certain “Brownfield” properties within the City. Inclusion of Property within this Plan will facilitate financing of eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields” that are either environmentally contaminated (a “facility”), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan, is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority. The City of Lansing has determined that this Plan is necessary to reduce unemployment, promote economic growth, and increase capital investment thus creating new taxable value for the City and the State of Michigan.

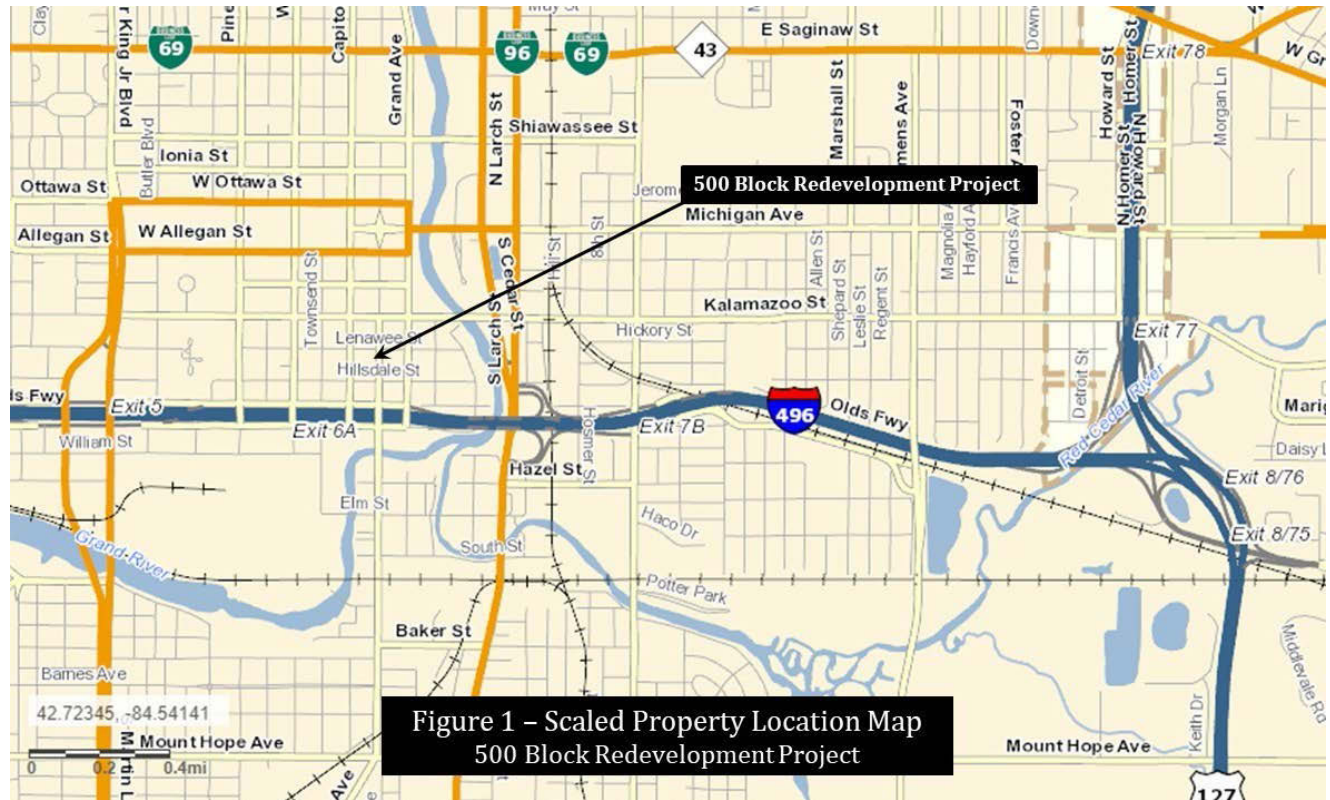
The identification or designation of a developer that is the subject of this Plan, shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues. With the approval of the Authority, any change in the proposed developer of the eligible property shall not necessitate an amendment to the Plan, affect the application of the Plan to the eligible property, or impair the rights available to the Authority under this Plan.

The Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(2) of Act 381.

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

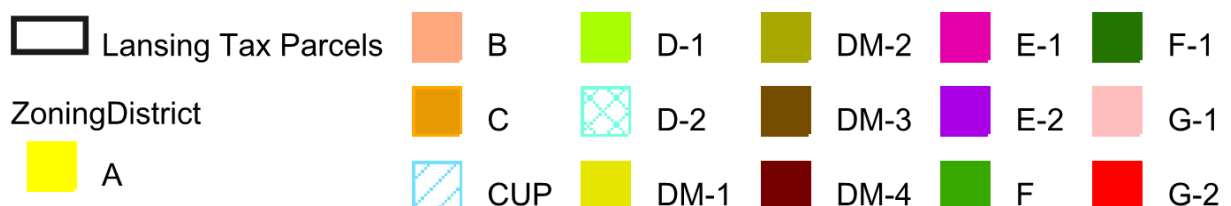
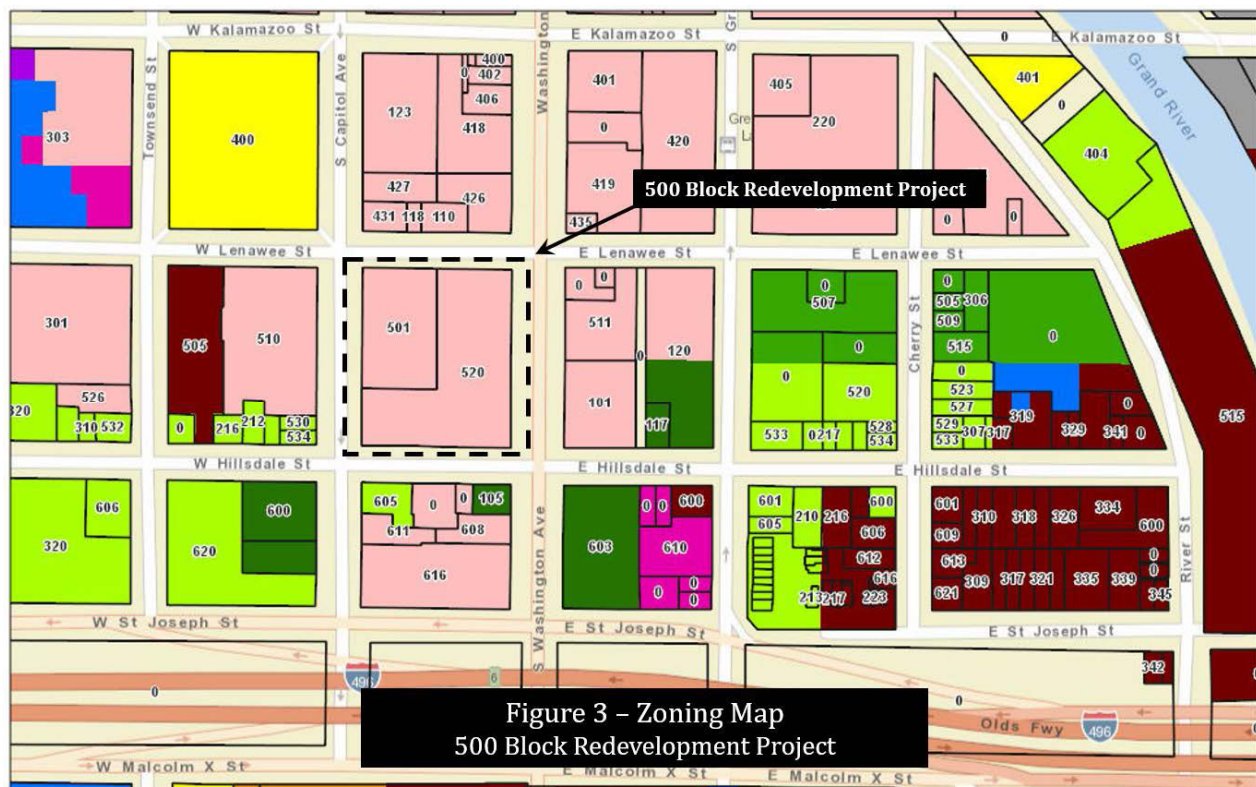
The Eligible Property (“Property”) consists of two parcels and is located at 501 S. Capitol Avenue and 520 S. Washington Avenue, Lansing Michigan. The Property is situated to the north of Hillsdale Street, east of S. Capitol Avenue, south of Lenawee Street, and west of S. Washington Avenue as depicted on Figure 1 – Scaled Property Location Map. The Property contains approximately 2.867-acres in the City of Lansing (“City”) on two parcels as depicted on Figure 2 – Eligible Property Map.



The Eligible Property parcels are summarized in the below table. See Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Maps.

Eligible Property		
Address	Tax ID	Basis of Eligibility
501 S. Capitol Avenue	33-01-01-16-381-002	Facility and Functionally Obsolete
520 S. Washington Avenue	33-01-01-16-381-004	Facility

The Property is surrounded by similar commercial, professional office, business and residential operations as are proposed by the Developer. The Property is zoned "G-1" Business District and this zoning district allows for the proposed Project development under the use by Special Condition and Special Land Use Permit which is the same as "D-1" Professional Office District, residential uses at "DM-4" density and an off street parking facility by special permit. All other planned uses are permitted uses under the current zoning and the permitted uses are the same as "F" Commercial; however, since this district is only found in the downtown area, there are no parking or setback requirements, or height restrictions. See below Figure 3 – Zoning Map with zoning classifications for the Property and surrounding parcels.



The Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, and electrical and gas utilities.

The 520 S. Washington Avenue parcel and building is currently vacant, and the 510 S. Capitol Avenue parcel contains a large former credit union headquarters office building that is substantially vacant. The large office building currently temporarily retains a branch of the credit union on the first floor.

The Property is in an area close to amenities which are both walkable and bikeable. The Property's Walkscore scores well for both walkability and bikability, earning a score of 78 and 76 out of 100 respectively. A Walkscore shows how walkable any given location is, similarly, a bike score indicates the ease of bike commuting in a particular area. Necessities and amenities such as markets, transit stops, and entertainment venues are all considered when calculating these scores. These scores are good indicators of how desirable the Property will be to the target market demographic. We expect the Walkscore to improve once some of the identified amenities are completed and open for business.

Some of the key assets near the Property are the various restaurants and bars that enliven the Washington Square/Washington Avenue corridor as well as the remodeled CATA Transit hub. The amenities along with their respective distances from the Property are:

- Reutter Park, 0.1 mile
- Restaurants and Shopping, 0.1 mile
- The Grand River, 0.2 mile
- Capitol Area District Library, 0.2 mile
- CATA Transit Hub, 0.3 mile
- New Michigan Avenue Urban Meijer Grocery (under construction), 0.5 mile
- State Historic Museums, 0.5 mile
- Ballpark/Stadium on Michigan Avenue, 0.5 mile
- Sparrow Hospital, 1.0 mile
- Pharmacy, 1.0 mile

510 S. Capitol Avenue parcel has been deemed “functionally obsolete” and is also a “facility” while the 520 S. Washington Avenue parcel has been identified as a “facility” forming each parcel's basis of eligibility in accordance with Act 381. The parcels are located within the boundaries of the City of Lansing, Michigan.

CURRENT PROPERTY CONDITIONS



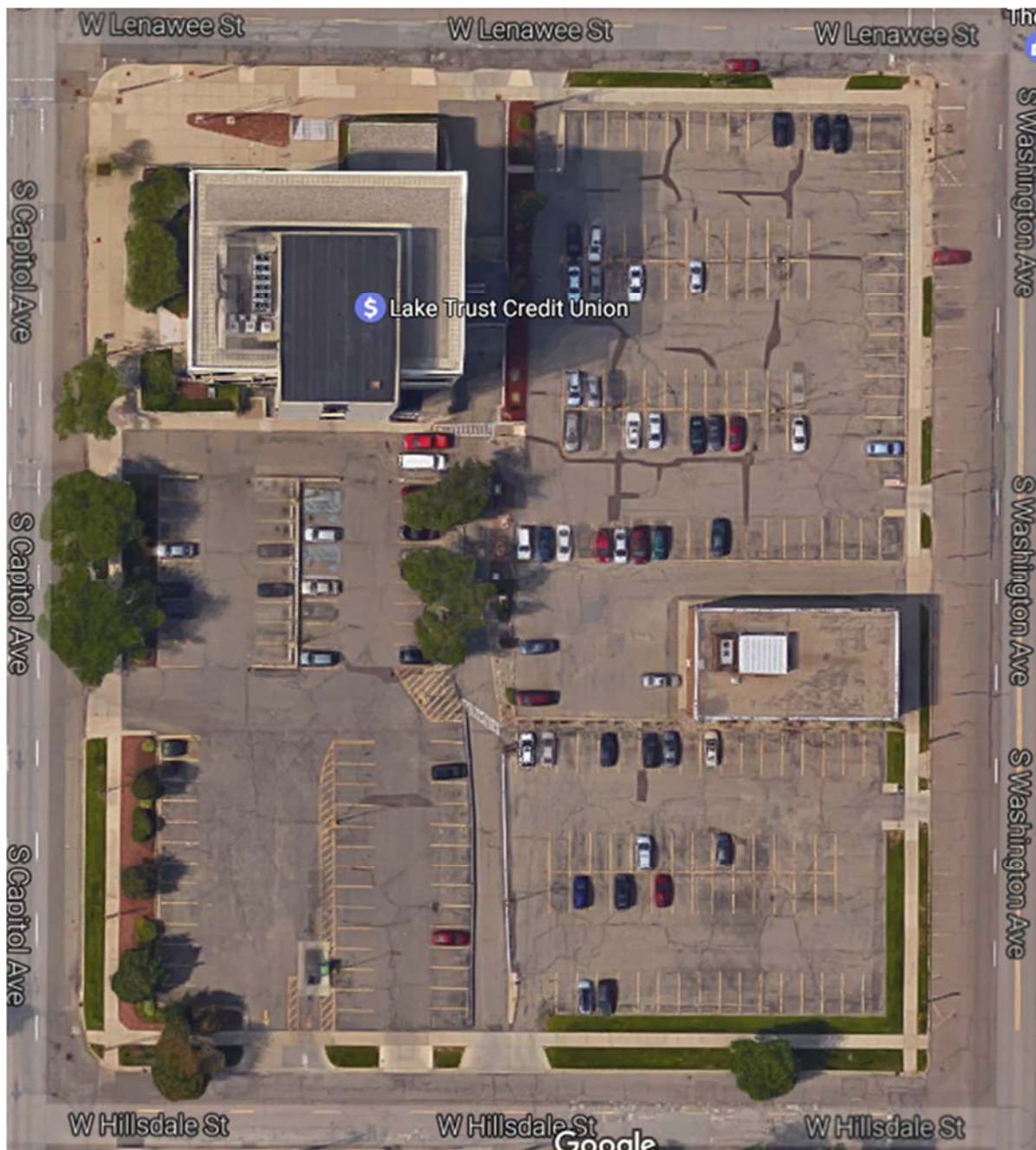
The Project proposes to redevelop an underutilized, substantially abandoned, vacant, functionally obsolete, and contaminated property into a mixed-use redevelopment for the City of Lansing and State of Michigan, both during Project construction and subsequent operations. The redevelopment integrates design elements, environmental activities, and economic development to further goals of the City, the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) {formerly called the Michigan Department of Environmental Quality (“MDEQ”)} and the Michigan Economic Development Corporation (“MEDC”). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; (3) interior and exterior demolition and clean-up of the existing structure that will address the functional obsolescence on the Property; and (4) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead, cadmium and asbestos abatement, select demolition of buildings and site, environmental due care and additional response activities, site preparation, infrastructure improvements and redevelopment into an mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the “Property.” Incremental tax revenues

resulting from new personal property will be captured. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed Reimbursement Agreement (“Agreement”) between the Developer and the Authority.

The Project proposes a mixed-use two-phase multi-building redevelopment, including office, commercial business spaces containing retail/service providers, and multifamily residential apartments. Phase II is not part of this Brownfield Plan currently and will be committed to upon the success of Phase I. Phase II will require an amendment to this Brownfield Plan to address further eligible activity costs which will allow this phase to be completed in the future.

CURRENT SITE PLAN



PROJECT PHASE 1 PLAN - BUILDINGS 1 & 2

Birdseye View Looking North



Birdseye View Looking East



PROJECT PHASE 1 RENDERINGS – BUILDINGS 1 & 2

View Looking South along Capitol Avenue



View Looking Northeast from Capitol Avenue & Hillsdale Street



2. BASIS OF ELIGIBILITY (SECTION 13(2)(H), SECTION 2(P)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for commercial purpose; (b) each of the two parcels comprised by the Property have been determined to be a “facility”; (c) one of the parcels comprised by the Property has been determined to be functionally obsolete; and, (d) the Property is located within the City of Lansing, a qualified local governmental unit, or “Core Community” under Act 381.

Eligible Property		
Address	Tax ID	Basis of Eligibility
501 S. Capitol Avenue	33-01-01-16-381-002	Facility and Functionally Obsolete
520 S. Washington Avenue	33-01-01-16-381-004	Facility

Exhibit B includes the formal determination of functional obsolescence as made by the City of Lansing Assessor on August 14, 2019 for the 501 S. Capitol Avenue parcel included in the Property as it is related to its basis of eligibility and inclusion in the Plan.

The current Owners, 501 Block, LLC and 502 Block, LLC completed a Baseline Environmental Assessment Report dated January 29, 2018 (“BEA Report”) which was filed with the Michigan Department of Environmental Quality (DEQ) on May 25, 2018. The BEA Report includes a history of the Property and an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. The DEQ transmitted an Acknowledgement of Receipt of a Baseline Environmental Assessment letter dated May 30, 2018 (“DEQ BEA Letter”). Exhibit B includes a copy of each entities DEQ BEA Letter.

As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment, due care, additional response, lead and asbestos abatement, demolition, infrastructure improvements, site preparation, preparation of a Brownfield Plan/Act 381 Work Plan, Brownfield Plan implementation, interest, and application fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if onsite, offsite or Property conditions change. If conditions change, an eligible activity may fall under a different category so long as the Plan adjustments stay within the Environmental activity category and the Non-Environmental activity category because this Plan contemplates capture of state revenues.

For Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or

Governing Body, so long as the costs do not exceed the total combined costs of said activities plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total Non-Environmental costs plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed in to law on December 28, 2012 to allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. If eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381. Furthermore, costs in this Plan are subject to approval by the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) {formerly called the Michigan Department of Environmental Quality (“MDEQ”)} and Michigan Strategic Fund (“MSF”) Board (through the MEDC) for the use of state tax increment revenues. The MDEQ and MSF/MEDC may adjust specific eligible activities amongst environmental and non-environmental eligible activities in accordance with state policy and guidance. Changes made between environmental and non-environmental eligible activities will be reflected in the Act 381 Work Plan. These adjustments made by the state agencies are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified are not exceed. Any costs not authorized by the MDEQ or MSF/MEDC will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available. However, the dollar increases in eligible activity costs reimbursed with local-only tax increment revenues as a result of non-authorization by the state shall not exceed more than 10% of the projected State-School Tax Capture portion identified at \$3,250,933 on Table 1a, page 20, without an amendment to this Plan.

In accordance with this Plan and the associated Reimbursement Agreement (the “Agreement”) with the Authority, the amount advanced by the Developer will be repaid by the Authority solely from the tax increment revenues realized from the Eligible Property.

Tax increment revenues will first be used to pay or reimburse State Brownfield Revolving Fund costs, Authority Administration (5% from local-only tax revenues, see Table 1a page 20) and Authority Local Brownfield Revolving Fund (5% from local-only tax revenues, see Table 1a page 20) as described in the tables. Local and state school tax capture was assumed to reimburse eligible activity costs in this Plan. Further use of tax increment revenues generated by this Project will be governed by the Agreement.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost

of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Eligible activities are estimated at approximately \$11,024,756 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$9,798,544. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$9,798,544 so long as there are available revenues. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be satisfied sooner.

The Project is planned to be completed by May 1, 2022. Therefore, the Authority shall not be obligated to reimburse Developer Eligible Activities completed after May 1, 2023.

Table 1a - Itemized Eligible Activities	Notes	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture	Local Tax Capture Only	State Tax Capture Only
			66.55%	33.45%	100.00%	100.00%
DEQ Eligible Activities						
Department-Specific Activities						
Baseline Environmental Assessment (BEA) Activities		\$ 27,785	\$ 18,491	\$ 9,294	\$ -	\$ -
Due Care Activities		\$ 744,287	\$ 495,337	\$ 248,951	\$ -	\$ -
Additional Response Activities		\$ 20,000	\$ 13,310	\$ 6,690	\$ -	\$ -
DEQ Environmental Eligible Activities Total		\$ 792,072	\$ 527,139	\$ 264,934	\$ -	\$ -
MSF Eligible Activities						
Demolition Activities		\$ 1,210,309	\$ 805,482	\$ 404,826	\$ -	\$ -
Lead and Asbestos Abatement Activities		\$ 2,606,975	\$ 1,734,990	\$ 871,985	\$ -	\$ -
Infrastructure Improvements Activities		\$ 698,831	\$ 465,085	\$ 233,746	\$ -	\$ -
Site Preparation Activities		\$ 949,727	\$ 632,061	\$ 317,666	\$ -	\$ -
MSF Non-Environmental Eligible Activities Total		\$ 5,465,842	\$ 3,637,618	\$ 1,828,224	\$ -	\$ -
	Percentage/Rate					
Contingency: DEQ Environmental	15.0%	\$ 118,811	\$ 79,071	\$ 39,740	\$ -	\$ -
Contingency: MSF Non-Environmental	15.0%	\$ 819,876	\$ 545,643	\$ 274,234	\$ -	\$ -
<i>Sub Total: Contingencies</i>		\$ 938,687	\$ 624,713	\$ 313,974	\$ -	\$ -
Interest: DEQ Environmental (Simple Interest)	3.0%	\$ 313,630	\$ 208,726	\$ 104,904	\$ -	\$ -
Interest: MSF Non-Environmental (Simple Interest)	3.0%	\$ 2,164,262	\$ 1,440,356	\$ 723,906	\$ -	\$ -
<i>Sub Total: Interest</i>		\$ 2,477,892	\$ 1,649,082	\$ 828,810	\$ -	\$ -
<i>Sub Total: EAs + Contingencies + Interest</i>		\$ 9,674,494	\$ 6,438,552	\$ 3,235,941	\$ -	\$ -
Brownfield Plan & Work Plan Preparation		\$ 104,050	\$ 19,966	\$ 10,034	\$ 74,050	\$ -
Brownfield Plan & Work Plan Implementation (to Developer)		\$ 15,000	\$ 9,983	\$ 5,017	\$ -	\$ -
Local Application Fees		\$ 5,000	-	-	\$ 5,000	\$ -
Total Developer Administration: Brownfield Plan & Work Plan Preparation + Brownfield Plan & Work Plan Implementation (to Developer) + Application Fees		\$ 124,050	\$ 29,948	\$ 15,052	\$ 79,050	\$ -
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration</i>		\$ 9,798,544	\$ 6,468,501	\$ 3,250,993	\$ 79,050	\$ -
Brownfield Redevelopment Authority (BRA) Administration		\$ 371,357	\$ -	\$ -	\$ 371,357	\$ -
BRA Brownfield Plan & Work Plan Implementation (to BRA)		\$ 15,000	\$ 9,983	\$ 5,017	\$ -	\$ -
BRA Local Brownfield Revolving Fund (LBRF)		\$ 371,357	\$ -	\$ -	\$ 371,357	\$ -
Total BRA : BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF		\$ 757,715	\$ 9,983	\$ 5,017	\$ 742,715	\$ -
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration + Total BRA</i>		\$ 10,556,259	\$ 6,478,483	\$ 3,256,010	\$ 821,765	\$ -
State of Michigan Brownfield Redevelopment Fund (MBRF)		\$ 468,497	\$ -	\$ -	\$ -	\$ 468,497
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA + MBRF		\$ 11,024,756	\$ 6,478,483	\$ 3,256,010	\$ 821,765	\$ 468,497

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 6,547,551
Total Local Tax Capture for Eligible Activities, Contingency and Interest	\$ 6,547,551
Total Local Taxes to BRA Administration	\$ 371,357
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 9,983
Total Local Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ 371,357
Total Local Tax Capture to BRA	\$ 752,698
Total School Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 3,250,993
Total School Tax Capture for Eligible Activities, Contingency and Interest	\$ 3,250,993
Total School Taxes to BRA Administration	\$ -
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 5,017
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ -
Total School Tax Capture to BRA	\$ 5,017
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 468,497
Total School Tax Capture to BRA & MBRF	\$ 473,514
Total Capture by Brownfield Redevelopment Authority (BRA)	\$ 757,715
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 468,497
Total Capture for Developer	\$ 9,798,544
GRAND TOTAL	\$ 11,024,756

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C),(F))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Initial taxable value/base year of the Eligible Property identified in and subject to this Plan shall be the next assessment roll for which equalization will be completed following the date the resolution adding the Eligible Property in the Plan is adopted. Therefore, the initial taxable value of the Eligible Property shall be determined by the use of tax year 2020 tax values. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2021. Estimates project that the Authority is expected to

capture the tax increment revenues from 2021 through 2039 which will be generated by the increase in taxable value. However, this Plan's capture of tax increment revenues shall not exceed 23 years (2021-2043), unless amended. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer, payments to State Brownfield Revolving Fund, Authority Administration and Authority Local Brownfield Revolving Fund will occur.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property set through the property assessment process by the local unit of government and equalized by the County(s). The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture. Developer costs in this Plan are estimated at \$9,798,544 so long as there are available revenues. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be satisfied sooner.

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2020 - Base Year	\$ -	\$ -
2021 - Start of Tax Capture	\$ 1,695,890	\$ 109,073
2022	\$ 6,128,121	\$ 394,136
2023	\$ 8,317,657	\$ 534,958
2024	\$ 8,482,850	\$ 545,583
2025	\$ 8,650,588	\$ 556,371
2026	\$ 8,820,909	\$ 567,325
2027	\$ 8,993,852	\$ 578,448
2028	\$ 9,169,459	\$ 589,743
2029	\$ 9,347,771	\$ 601,211
2030	\$ 9,528,828	\$ 612,856
2031	\$ 9,712,674	\$ 624,680
2032	\$ 9,899,350	\$ 636,686
2033	\$ 10,088,902	\$ 648,878
2034	\$ 10,281,373	\$ 661,257
2035	\$ 10,476,808	\$ 673,826
2036	\$ 10,675,252	\$ 686,589
2037	\$ 10,876,753	\$ 699,549
2038	\$ 11,081,357	\$ 712,708
2039	\$ 11,289,111	\$ 726,070
Total	-	\$ 11,159,948
<i>Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis</i>		\$ 135,193
Total Estimated Tax Increment Revenues Captured		\$ 11,024,756

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(2)(D))

Eligible activities in this Plan are to be financed by the Owner. The Owner will obtain conventional bank financing for a construction loan equal to approximately 75% loan to cost. The owner will fulfill the obligation for the remaining 25% balance of funds needed through a combination of cash, land equity, and other funding sources. The construction lender will require a personal guarantee from the loan sponsor and will likely require that the Owner's fund their 25% of the capital stack prior to drawing on the construction loan. As the Owner is still finalizing the Project costs, they have not yet selected a lender. However, the Owners have had preliminary discussions with several banks that they have existing relationships with, and they are excited about the opportunity to provide construction financing for this Project along the terms they are seeking. Building 1 financial close and the start of construction is expected in November 2019, pending incentive approvals.

The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of required capture used to reimburse the Developer for costs in this Plan is \$9,798,544 so long as there are available revenues.

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements from tax increment revenues generated by this Project and does not obligate the Authority or City to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

Under this Plan, the Authority anticipates collecting:

- \$468,497 for State Brownfield Revolving Fund (State of Michigan Brownfield Redevelopment Fund {MBRF});
- \$371,357 (5% from local-only tax revenues, see Table 1a page 20) for Brownfield Redevelopment Authority Administration, and;
- \$371,357 (5% from local-only tax revenues, see Table 1a page 20) for Authority Local Brownfield Revolving Fund (LBRF).

MBRF, Authority Administration and LBRF capture is reflective of the redevelopment project being completed.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(2)(E))

The Authority will not incur a note or bonded indebtedness for this Brownfield Project under this Plan.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(2)(F))

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2021 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture is estimated at 19 years (2021-2039). However, this Plan's capture of tax increment revenues shall not exceed 23 years (2021-2043), unless amended.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or

terminated in accordance with Section 14(8) of Act 381 or as governed by the Reimbursement Agreement.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(2)(G))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed). The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$11,024,756. Table 1a identifies the total amount required for the Project's eligible activities so long as there are sufficient revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

Table 3 - Estimated Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
CITY OF LANSING	-	-	-
City Operating - Lansing	\$ 3,373,180	\$ 389,189	\$ 2,983,991
City Debt - Lansing	\$ 45,115	\$ 45,115	\$ -
INGHAM COUNTY	-	-	-
Ingham County	\$ 1,896,546	\$ 218,819	\$ 1,677,728
Potter Park Zoo & Potter Park	\$ 71,142	\$ 8,208	\$ 62,934
Capital Region Airport Authority - CRAA	\$ 121,289	\$ 13,994	\$ 107,295
Capital Area Transportation Authority - CATA	\$ 521,767	\$ 60,200	\$ 461,567
LIBRARY	-	-	-
Capital Area District Libraries - CADL	\$ 270,687	\$ 31,231	\$ 239,456
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
ISD Operating	\$ 34,704	\$ 4,004	\$ 30,699
ISD Special Education	\$ 781,905	\$ 90,214	\$ 691,690
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	\$ 660,616	\$ 76,220	\$ 584,396
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
Lansing School District Debt (District #33020)	\$ 798,181	\$ 798,181	\$ -
Lansing School District Sinking Fund	\$ 520,553	\$ 60,060	\$ 460,492
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	\$ 1,041,105	\$ 106,192	\$ 934,913
Local School Operating - LSO	\$ 3,106,449	\$ 316,855	\$ 2,789,594
Totals	\$ 13,243,238	\$ 2,218,482	\$ 11,024,756
Total Tax Increment Revenues Captured			\$ 11,024,756

Note: The millage rates utilized are from 2018 (except for the "Lansing School District Sinking Fund millage" in effect for 2019) and all rates are assumed to continue for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

9. DISPLACEMENT OF PERSONS (SECTION 13(2)(I-L))

The Property is substantially vacant. There are no persons residing on the Property and the one tenant credit union business residing on the Property is a temporary location until their new business location is built. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no adverse displacement or adverse relocation of persons or businesses under this Plan.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The Authority has established a Local Brownfield Revolving Fund (LBRF). The Authority will capture incremental tax revenues during the tax capture period of this Plan and deposit those revenues into the LBRF to fund other projects within the City of Lansing. LBRF capture is estimated at \$371,357 (5% from local-only tax revenues, see Table 1a page 20). All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the Authority pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13B(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. State of Michigan Brownfield Redevelopment Fund (MBRF) capture is estimated at \$468,497.

12. OTHER INFORMATION (SECTION 13(2)(M))

The Authority and the City, in accordance with the Act, may amend this Plan in the future.

Exhibit A

Eligible Property – Legal Descriptions And Eligible Property Boundary Maps

**Exhibit A-1: 501 Block LLC Lot Survey
and
Exhibit A-2: 502 Block LLC Lot Survey**

EXHIBIT A-1: LOT SURVEY

For: 501 Block LLC, a Delaware limited liability company

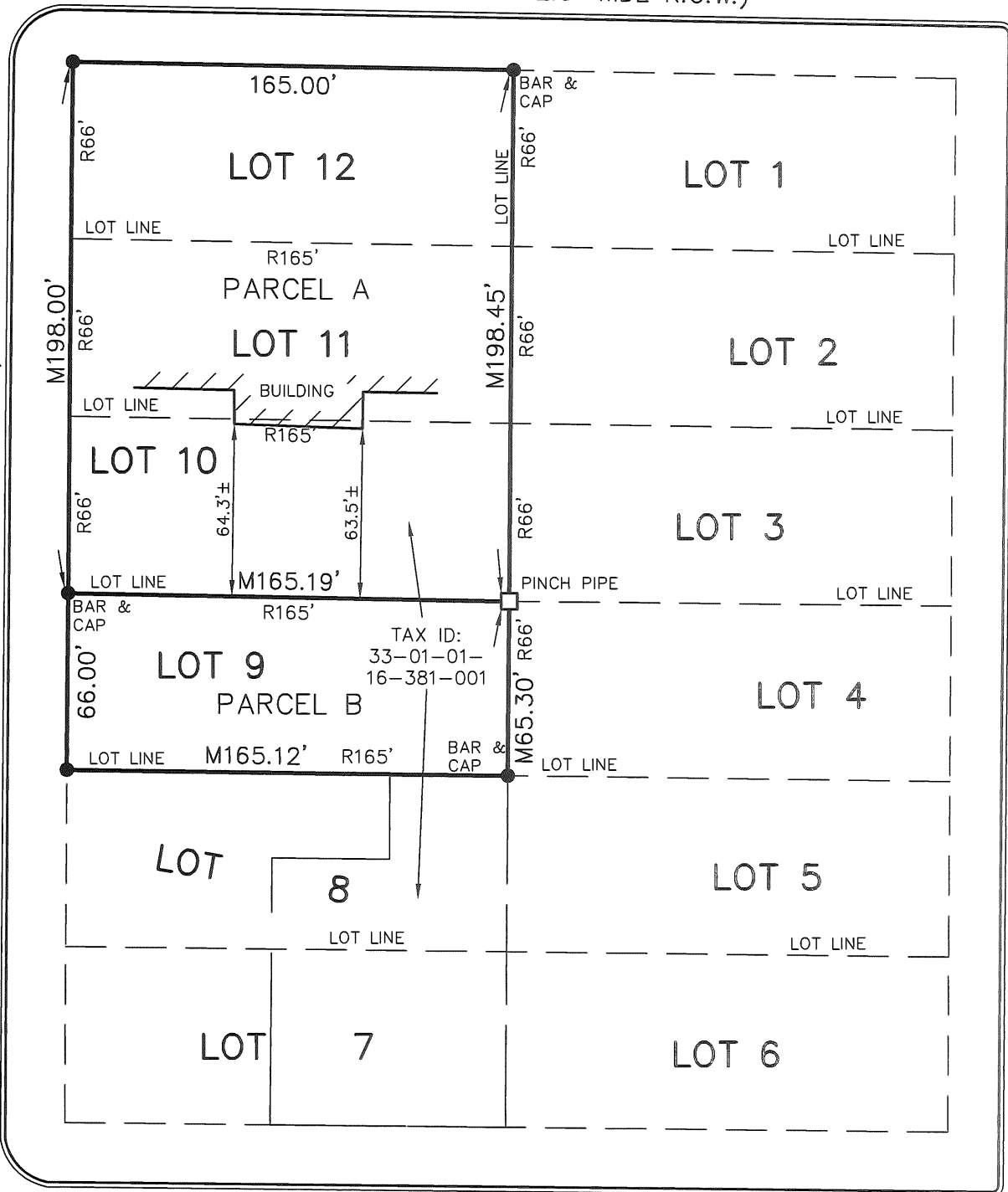
Survey Address:
501 S. Capitol Avenue
Lansing, MI 48933

1" = 60' - N

W. LENAWEЕ STREET
(PUBLIC - PLATTED 82.5' WIDE R.O.W.)

S. CAPITOL AVENUE
(PUBLIC - PLATTED 99' WIDE R.O.W.)

S. WASHINGTON AVENUE
(PUBLIC - PLATTED 115.5' WIDE R.O.W.)



W. HILLSDALE STREET
(PUBLIC - PLATTED 82.5' WIDE R.O.W.)

NOTES:

1. EASEMENTS, IF ANY, NOT SHOWN
2. ALL IMPROVEMENTS NOT SHOWN

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set PK Nail and Tag Unless Noted
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- * = Fence
- 0.0'± = Denotes Distance to the Survey Line

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR NO. 53497

DATE
01/24/18



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SSF

SECTION 16, T4N, R2W

FIELD WORK BY NAW

JOB NUMBER:

SHEET 1 OF 2

93093.LOT-1

LOT SURVEY

For:
501 Block LLC, a Delaware limited liability company

Survey Address:
501 S. Capitol Avenue
Lansing, MI 48933

Legal Descriptions:

A portion of Tax ID: 33-01-01-16-381-001 described as:
Parcel A:
Lots 10, 11, & 12, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:
Parcel B:
Lot 9, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

 01/24/18
ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

		KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047		
13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805		
DRAWN BY SSF		SECTION 16, T4N, R2W
FIELD WORK BY NAW		JOB NUMBER:
SHEET 2 OF 2		93093.LOT-1

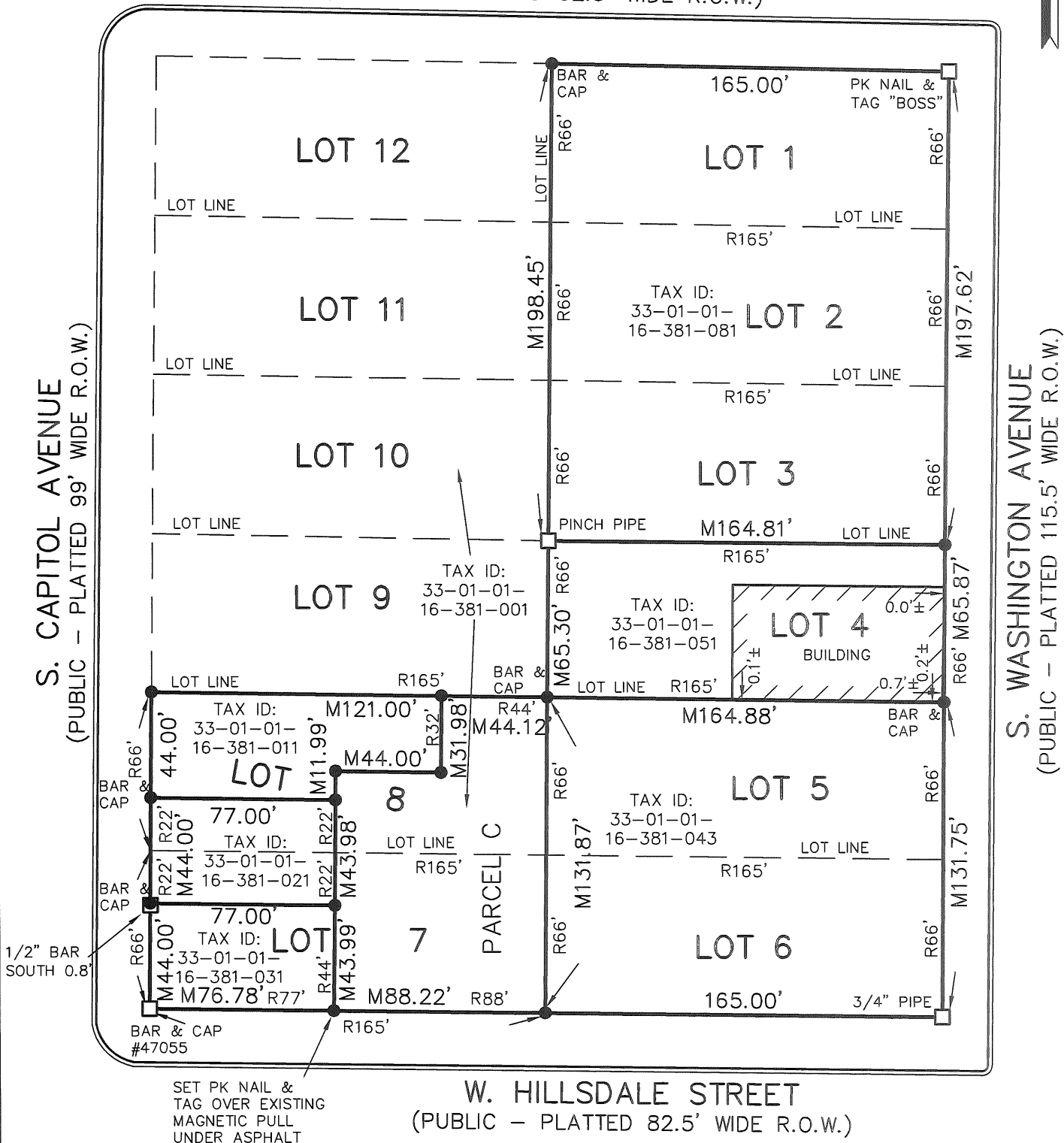
EXHIBIT A-2: LOT SURVEY

For:
502 Block LLC, a Delaware limited liability company

Survey Address:
535 & Vacant S. Capitol Avenue
520 & Vacant S. Washington Avenue
Lansing, MI 48933

W. LENAWE STREET
(PUBLIC - PLATTED 82.5' WIDE R.O.W.)

1" = 60' - N



NOTES:

1. EASEMENTS, IF ANY, NOT SHOWN
2. ALL IMPROVEMENTS NOT SHOWN

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set PK Nail and Tag Unless Noted
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- * * = Fence
- 0.0'± = Denotes Distance to the Survey Line

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR NO. 53497

DATE

NO. 53497



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SSF

SECTION 16, T4N, R2W

FIELD WORK BY NAW

JOB NUMBER:

SHEET 1 OF 2

93093.LOT-2

LOT SURVEY

For:
502 Block LLC, a Delaware limited liability company

Survey Address:
535 & Vacant S. Capitol Avenue
520 & Vacant S. Washington Avenue
Lansing, MI 48933

Legal Descriptions:

Tax ID: 33-01-01-16-381-011
The North 44 feet of the West 77 feet of Lot 8 and the North 32 feet of the West 44 feet of the East 88 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-021
The North 22 feet of the West 77 feet of Lot 7 and the South 22 feet of the West 77 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-031
The South 44 feet of the West 77 feet of Lot 7, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-043
Lot 5 & 6, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-051
Lot 4, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-081
Lots 1, 2, & 3, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:
Parcel C:
The East 88 feet of Lot 7 and the East 44 feet of Lot 8 and the West 44 feet of the East 88 feet of the South 34 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

ERICK R. FRIESTROM

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR

01/24/18

DATE
NO. 53497



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SSF

SECTION 16, T4N, R2W

FIELD WORK BY NAW

JOB NUMBER:

SHEET 2 OF 2

93093.LOT-2

Exhibit B

Basis of Eligibility

**DEQ Acknowledgement of Receipt of a Baseline Environmental
Assessment letters dated May 30, 2018**

**Exhibit B-1: 501 Block LLC Letter
and
Exhibit B-2: 502 Block LLC Letter**

Functional Obsolescence Determination letter dated August 14, 2019

Exhibit B-3: 501 Block LLC Letter



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE

EXHIBIT B-1: 501 Block LLC Letter



C. HEIDI GREETHER
DIRECTOR

May 30, 2018

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL
ASSESSMENT**

BEA ID: B201802475LA

Legal Entity: 501 Block LLC, 2362 Jolly Road, Okemos, Michigan 48864

Property Address: 501 South Capitol Avenue and 520 South Washington Avenue,
Lansing, Ingham County

On May 25, 2018, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment (BEA) dated January 29, 2018, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

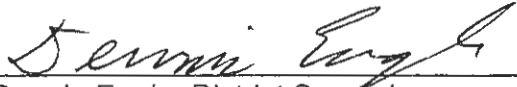
The DEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on the DEQ's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:



Dennis Eagle, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Department of Environmental Quality
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-614-8544
eagled@michigan.gov

Enclosure

cc: PM Environmental Inc.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE

EXHIBIT B-2: 502 Block LLC Letter



C. HEIDI GREETHER
DIRECTOR

May 30, 2018

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL
ASSESSMENT**

BEA ID: B201802476LA

Legal Entity: 502 Block LLC, 2362 Jolly Road, Okemos, Michigan 48864

Property Address: 501 South Capitol Avenue and 520 South Washington Avenue,
Lansing, Ingham County

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The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

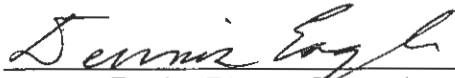
The DEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

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The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

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Authorized signature:



Dennis Eagle, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Department of Environmental Quality
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-614-8544
eagled@michigan.gov

Enclosure

cc: PM Environmental Inc.

EXHIBIT B-3: 501 Block LLC Letter



Andy Schor, Mayor

CITY ASSESSORS OFFICE

Sharon Frischman, MMAO
City Assessor

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

August 14, 2019

Functional Obsolescence Determination
501 S. Capitol St.
33-01-01-16-381-002

This building was originally constructed in 1970 as a six-story, single occupant central bank. There is a mechanical penthouse as well as basement offices. Elevators serve the building.

The original occupant was the State Employee Credit Union; it is now occupied on the first floor only by the Lake Trust Credit Union. The rest of the building has been vacant for some time. The market demand for central bank occupancy has declined over the last several years, therefore the current configuration as a single occupant central bank is obsolete.

The heating and cooling systems are currently obsolete. There is a single system that performs very poorly. The system has to be manually turned on and off daily and serves the entire building even though the only occupant is on the first floor.

PM Environmental performed an inventory of hazardous materials from July 31 through August 2, 2017 to identify, locate, classify, analyze, and estimate quantities of accessible asbestos containing materials for the building owner compliance with the Occupational Safety & Health Administration (OSHA) General Industry Standard for Asbestos.

The results of the asbestos survey identified the following asbestos containing materials:

Tagged Fire Door and Frame (Assumed ACM) (61 Doors and Frames)
Mastic Associated with 12" x 12" Floor Tile – Tan Mottled (25 Square Feet)
Grey Spray-On Fireproofing (55,600 Square Feet)
Black Sink Undercoating (1 Sink)
Cementitious Fireproofing (3,940 Square Feet)
Roofing Materials (Assumed ACM) (8,000 Square Feet)

Asbestos was widely used in building construction until its use was banned in 1978. The presence of asbestos containing materials contributes to the obsolescence of the building because these materials are no longer used and may need to be removed.

For these reasons, I have determined that the building at 501 S. Capital suffers from functional obsolescence.

Sharon Frischman, MMAO
City Assessor

Exhibit C

Table 4 - Tax Increment Financing Estimates

Table 4a1 - Base Year/Initial Taxable Value (ITV) Information

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN NO. 77

Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
			Land	Land Improvements	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	
	Address	Tax Parcel Number									BASE YEAR = 2020
	501 S. Capitol Ave	33-01-01-16-381-002 (combined in 2018; formerly 33-01-01-16-381-001)	\$ 228,690	\$ 6,561	\$ 1,665,750	\$ 1,901,000	\$ -	\$ 1,901,000	\$ 145,089	\$ -	Estimated Values for 2020 based on Actual Values for 2019 (as of 12/31/2018)
	520 S Washington Ave	33-01-01-16-381-004	\$ 508,200	\$ -	\$ -	\$ 508,200	\$ -	\$ 508,200	\$ 38,787	\$ -	Includes estimated Land Value for 2020 based on Actual Value for 2019; <u>Excludes</u> Land Improvements of \$36,056, and Building Value of \$404,844 for 2019 (totaling \$440,900), to be demolished by end of 2019, and therefore, removed from Base Year.
Totals			\$ 736,890	\$ 6,561	\$ 1,665,750	\$ 2,409,200	\$ -	\$ 2,409,200	\$ 183,875	\$ -	-
									Real & Personal Combined =	\$ 183,875	

**Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on
the Base Year Taxable Value/ Initial Taxable Value (ITV)**

**500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77**

Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	Base Year	2020
				BP Year Number	0
-	CITY OF LANSING	-	-	-	-
-	City Operating - Lansing	19.4400	19.4400		\$ 46,835
-	City Debt - Lansing	0.2600	0.2600		\$ 626
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>19.7000</i>	<i>19.7000</i>		<i>\$ 47,461</i>
-	INGHAM COUNTY	-	-	-	-
-	Ingham County	10.9300	10.9300		\$ 26,333
-	Potter Park Zoo & Potter Park	0.4100	0.4100		\$ 988
-	Capital Region Airport Authority - CRAA	0.6990	0.6990		\$ 1,684
-	Capital Area Transportation Authority - CATA	3.0070	3.0070		\$ 7,244
-	LIBRARY	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	1.5600		\$ 3,758
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-
-	ISD Operating	0.2000	0.2000		\$ 482
-	ISD Special Education	4.5062	4.5062		\$ 10,856
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		\$ 9,172
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	Lansing School District Debt (District #33020)	4.6000	4.6000		\$ 11,082
-	Lansing School District Sinking Fund	3.0000	3.0000		\$ 7,228
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>32.7194</i>	<i>32.7194</i>		<i>\$ 78,828</i>
-	Total Local: Annual	52.4194	52.4194		\$ 126,289
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 14,455
-	Local School Operating - LSO	17.9028	5.9028		\$ 43,131
-	Total State & Local School: Annual	23.9028	11.9028		\$ 57,587
-	TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	76.3222	64.3222		\$ 183,875

Table 4b - Estimated Future Taxable Value (FTV) Information

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN NO. 77

Table 4b - Estimated Future Taxable Value (FTV) Information

Tax Year =

Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (excluding Personal Property) - after 100% Completion									
Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below					Tax Year	2020	2021	2022	2023
	Future Taxable Value (FTV) of Building(s), Land Improvements & Land Upon Completion ^{1,2}	Estimated FTV Upon Completion	Estimated True Cash Value (TCV) Upon Completion	FTV Assumptions	Notes	% Completed by 12/31/19	% Completed by 12/31/20	% Completed by 12/31/21	% Completed by 12/31/22
	Building 1 (501): Office	\$ 1,282,000	\$ 2,564,000	Based on Income Approach		0%	90%	100%	100%
	Subtotal	\$ 1,282,000	\$ 2,564,000	-	-	-	-	-	-
	Building 1 (501): Multi-Family Residential Apartments	\$ 2,239,700	\$ 4,479,400	"		0%	100%	100%	100%
	Subtotal	\$ 2,239,700	\$ 4,479,400	-	-	-	-	-	-
	Building 2 (502): Commercial	\$ 151,300	\$ 302,600	"		0%	10%	70%	100%
	Subtotal	\$ 151,300	\$ 302,600	-	-	-	-	-	-
	Building 2 (502): Multi-Family Residential Apartments	\$ 6,964,600	\$ 13,929,200	"		0%	10%	70%	100%
	Subtotal	\$ 6,964,600	\$ 13,929,200	-	-	-	-	-	-
	Subtotal	\$ 10,637,600	\$ 21,275,200						
	Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Land								
	Future Taxable Value (FTV) of Land	Estimated FTV	Notes						
	Address	-		-					
	501 S. Capitol Ave	\$ 228,690	All FTV for Land is removed upon completion of construction because the FTV is already included above in the FTV for each type of development. There may actually be a small FTV on the Land Value up to the point of completion of construction, but this table assumes that there is no FTV during the term of construction for conservative estimation purposes only.						
	520 S Washington Ave	\$ 508,200							
	Subtotal Future Taxable Value (FTV) of Land	\$ 736,890							
-	Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property ^{1,2}								
-	Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property minus Base Year/ ITV)								

Notes:

All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of the Future Assessed Value (FAV) of Personal Property, if any are provided, and any associated Tax Increment Revenues, are estimates only, and the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.

		BASE YEAR BP	FIRST YEAR OF BP TAX CAPTURE							
Calendar/ Tax Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
FYE	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
BP Year Number	0	0	1	2	3	4	5	6	7	8
	0.00%	0.00%	0.00%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ 1,153,800	\$ 1,282,000	1,301,743	1,321,790	1,342,145	1,362,814	1,383,802	1,405,112
	\$ -	\$ -	\$ 1,153,800	\$ 1,282,000	\$ 1,301,743	\$ 1,321,790	\$ 1,342,145	\$ 1,362,814	\$ 1,383,802	\$ 1,405,112
	\$ -	\$ -	\$ 2,239,700	2,274,191	2,309,214	2,344,776	2,380,885	2,417,551	2,454,781	2,492,585
	\$ -	\$ -	\$ 2,239,700	\$ 2,274,191	\$ 2,309,214	\$ 2,344,776	\$ 2,380,885	\$ 2,417,551	\$ 2,454,781	\$ 2,492,585
	\$ -	\$ -	\$ 15,130	\$ 105,910	\$ 151,300	153,630	155,996	158,398	160,838	163,314
	\$ -	\$ -	\$ 15,130	\$ 105,910	\$ 151,300	\$ 153,630	\$ 155,996	\$ 158,398	\$ 160,838	\$ 163,314
	\$ -	\$ -	\$ 696,460	\$ 4,875,220	\$ 6,964,600	7,071,855	7,180,761	7,291,345	7,403,632	7,517,648
	\$ -	\$ -	\$ 696,460	\$ 4,875,220	\$ 6,964,600	\$ 7,071,855	\$ 7,180,761	\$ 7,291,345	\$ 7,403,632	\$ 7,517,648
	\$ -	\$ -	\$ 4,105,090	\$ 8,537,321	\$ 10,726,857	\$ 10,892,050	\$ 11,059,788	\$ 11,230,109	\$ 11,403,052	\$ 11,578,659
	-	-	\$ 4,105,090	\$ 8,537,321	\$ 10,726,857	\$ 10,892,050	\$ 11,059,788	\$ 11,230,109	\$ 11,403,052	\$ 11,578,659
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	\$ 228,690	\$ 228,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 508,200	\$ 508,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 736,890	\$ 736,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 736,890	\$ 736,890	\$ 4,105,090	\$ 8,537,321	\$ 10,726,857	\$ 10,892,050	\$ 11,059,788	\$ 11,230,109	\$ 11,403,052	\$ 11,578,659
	\$ -	\$ -	\$ 1,695,890	\$ 6,128,121	\$ 8,317,657	\$ 8,482,850	\$ 8,650,588	\$ 8,820,909	\$ 8,993,852	\$ 9,169,459

2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
9	10	11	12	13	14	15	16	17	18	19
1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-	-	-
1,426,751	1,448,723	1,471,033	1,493,687	1,516,690	1,540,047	1,563,764	1,587,846	1,612,298	1,637,128	1,662,340
\$ 1,426,751	\$ 1,448,723	\$ 1,471,033	\$ 1,493,687	\$ 1,516,690	\$ 1,540,047	\$ 1,563,764	\$ 1,587,846	\$ 1,612,298	\$ 1,637,128	\$ 1,662,340
2,530,971	2,569,948	2,609,525	2,649,712	2,690,517	2,731,951	2,774,023	2,816,743	2,860,121	2,904,167	2,948,891
\$ 2,530,971	\$ 2,569,948	\$ 2,609,525	\$ 2,649,712	\$ 2,690,517	\$ 2,731,951	\$ 2,774,023	\$ 2,816,743	\$ 2,860,121	\$ 2,904,167	\$ 2,948,891
165,830	168,383	170,976	173,609	176,283	178,998	181,754	184,553	187,395	190,281	193,212
\$ 165,830	\$ 168,383	\$ 170,976	\$ 173,609	\$ 176,283	\$ 178,998	\$ 181,754	\$ 184,553	\$ 187,395	\$ 190,281	\$ 193,212
7,633,420	7,750,974	7,870,339	7,991,542	8,114,612	8,239,577	8,366,467	8,495,310	8,626,138	8,758,981	8,893,869
\$ 7,633,420	\$ 7,750,974	\$ 7,870,339	\$ 7,991,542	\$ 8,114,612	\$ 8,239,577	\$ 8,366,467	\$ 8,495,310	\$ 8,626,138	\$ 8,758,981	\$ 8,893,869
\$ 11,756,971	\$ 11,938,028	\$ 12,121,874	\$ 12,308,550	\$ 12,498,102	\$ 12,690,573	\$ 12,886,008	\$ 13,084,452	\$ 13,285,953	\$ 13,490,557	\$ 13,698,311
\$ 11,756,971	\$ 11,938,028	\$ 12,121,874	\$ 12,308,550	\$ 12,498,102	\$ 12,690,573	\$ 12,886,008	\$ 13,084,452	\$ 13,285,953	\$ 13,490,557	\$ 13,698,311
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 11,756,971	\$ 11,938,028	\$ 12,121,874	\$ 12,308,550	\$ 12,498,102	\$ 12,690,573	\$ 12,886,008	\$ 13,084,452	\$ 13,285,953	\$ 13,490,557	\$ 13,698,311
\$ 9,347,771	\$ 9,528,828	\$ 9,712,674	\$ 9,899,350	\$ 10,088,902	\$ 10,281,373	\$ 10,476,808	\$ 10,675,252	\$ 10,876,753	\$ 11,081,357	\$ 11,289,111

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

**500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77**

Table 4c - Estimated Impact of Tax Capture on Taxing Jurisdictions

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS ¹	Real Property					Commercial Personal Property				
		Buildings, Improvements to Land & Land					Furniture & Fixtures, Machinery & Equipment; Other				
		Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured
		BP Years 1-End					BP Years 1-End				
-	CITY OF LANSING	-	-	-	-	-	-	-	-	-	-
-	City Operating - Lansing	19.4400	0.0000	19.4400	40.88%	27.20%	19.4400	0.0000	19.4400	40.88%	32.69%
-	City Debt - Lansing	0.2600	0.2600	0.0000	0.00%	0.00%	0.2600	0.2600	0.0000	0.00%	0.00%
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	19.7000	0.2600	19.4400	40.88%	27.20%	19.7000	0.2600	19.4400	40.88%	32.69%
-	<i>Local Government Unit (LGU): Cumulative</i>										
-	INGHAM COUNTY	-	-	-	-	-	-	-	-	-	-
-	Ingham County	10.9300	0.0000	10.9300	22.98%	15.29%	10.9300	0.0000	10.9300	22.98%	18.38%
-	Potter Park Zoo & Potter Park	0.4100	0.0000	0.4100	0.86%	0.57%	0.4100	0.0000	0.4100	0.86%	0.69%
-	Capital Region Airport Authority - CRAA	0.6990	0.0000	0.6990	1.47%	0.98%	0.6990	0.0000	0.6990	1.47%	1.18%
-	Capital Area Transportation Authority - CATA	3.0070	0.0000	3.0070	6.32%	4.21%	3.0070	0.0000	3.0070	6.32%	5.06%
-	LIBRARY	-	-	-	-	-	-	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	0.0000	1.5600	3.28%	2.18%	1.5600	0.0000	1.5600	3.28%	2.62%
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-	-	-	-	-
-	ISD Operating	0.2000	0.0000	0.2000	0.42%	0.28%	0.2000	0.0000	0.2000	0.42%	0.34%
-	ISD Special Education	4.5062	0.0000	4.5062	9.47%	6.31%	4.5062	0.0000	4.5062	9.47%	7.58%
-	COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-
-	Lansing Community College - LCC	3.8072	0.0000	3.8072	8.01%	5.33%	3.8072	0.0000	3.8072	8.01%	6.40%
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-
-	Lansing School District Debt (District #33020)	4.6000	4.6000	0.0000	0.00%	0.00%	4.6000	4.6000	0.0000	0.00%	0.00%
-	Lansing School District Sinking Fund	3.0000	0.0000	3.0000	6.31%	4.20%	3.0000	0.0000	3.0000	6.31%	5.05%
-	<i>Subtotal of Non-LGU Local: Annual</i>	32.7194	4.6000	28.1194	59.12%	39.35%	32.7194	4.6000	28.1194	59.12%	47.29%
-	<i>Non-LGU Local: Cumulative</i>										
-	Total Local Tax Capture: Annual	52.4194	4.8600	47.5594	100.00%	66.55%	52.4194	4.8600	47.5594	100.00%	79.98%
-	Total Local Tax Capture: Cumulative										
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	% of State School Millages Captured	% of All Millages Captured	-	-	-	% of State School Millages Captured	% of All Millages Captured
-	State Education Tax - SET	6.0000	0.0000	6.0000	25.10%	8.40%	6.0000	0.0000	6.0000	50.41%	10.09%
-	Local School Operating - LSO	17.9028	0.0000	17.9028	74.90%	25.05%	5.9028	0.0000	5.9028	49.59%	9.93%
-	Total State & Local School: Annual	23.9028	0.0000	23.9028	100.00%	33.45%	11.9028	0.0000	11.9028	100.00%	20.02%
-	Total State & Local School: Cumulative										
-	TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	76.3222	4.8600	71.4622	-	100.00%	64.3222	4.8600	59.4622	-	100.00%
-	TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE										
-	Percentage of Local Millages/ Taxes Available & Captured	68.68%	-	66.55%	-	-					
-	Percentage of State & Local School Millages/ Taxes Available & Captured	31.32%	-	33.45%	-	-					

Notes:

The millage rates utilized are from 2018 (except for the "Lansing School District Sinking Fund millage" in effect for 2019) and all rates are assumed to continue for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Percent (%) of Millage Rate Captured	Calendar/ Tax Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	BP Year Number	0	0	1	2	3	4	5	6	7	8	9
BP Years: All Years												
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 29,671	\$ 107,218	\$ 145,526	\$ 148,416	\$ 151,351	\$ 154,331	\$ 157,356	\$ 160,429	\$ 163,549
0.00%		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
		\$ 0	\$ 0	\$ 29,671	\$ 107,218	\$ 145,526	\$ 148,416	\$ 151,351	\$ 154,331	\$ 157,356	\$ 160,429	\$ 163,549
		\$ 0	\$ 0	\$ 29,671	\$ 136,889	\$ 282,415	\$ 430,831	\$ 582,181	\$ 736,512	\$ 893,868	\$ 1,054,297	\$ 1,217,846
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 16,682	\$ 60,282	\$ 81,821	\$ 83,446	\$ 85,096	\$ 86,771	\$ 88,473	\$ 90,200	\$ 91,954
90.00%		\$ 0	\$ 0	\$ 626	\$ 2,261	\$ 3,069	\$ 3,130	\$ 3,192	\$ 3,255	\$ 3,319	\$ 3,384	\$ 3,449
90.00%		\$ 0	\$ 0	\$ 1,067	\$ 3,855	\$ 5,233	\$ 5,337	\$ 5,442	\$ 5,549	\$ 5,658	\$ 5,769	\$ 5,881
90.00%		\$ 0	\$ 0	\$ 4,590	\$ 16,585	\$ 22,510	\$ 22,957	\$ 23,411	\$ 23,872	\$ 24,340	\$ 24,815	\$ 25,298
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 2,381	\$ 8,604	\$ 11,678	\$ 11,910	\$ 12,145	\$ 12,385	\$ 12,627	\$ 12,874	\$ 13,124
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 305	\$ 1,103	\$ 1,497	\$ 1,527	\$ 1,557	\$ 1,588	\$ 1,619	\$ 1,651	\$ 1,683
90.00%		\$ 0	\$ 0	\$ 6,878	\$ 24,853	\$ 33,733	\$ 34,403	\$ 35,083	\$ 35,774	\$ 36,475	\$ 37,187	\$ 37,911
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 5,811	\$ 20,998	\$ 28,500	\$ 29,066	\$ 29,641	\$ 30,225	\$ 30,817	\$ 31,419	\$ 32,030
-	-	-	-	-	-	-	-	-	-	-	-	-
0.00%		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
90.00%		\$ 0	\$ 0	\$ 4,579	\$ 16,546	\$ 22,458	\$ 22,904	\$ 23,357	\$ 23,816	\$ 24,283	\$ 24,758	\$ 25,239
		\$ 0	\$ 0	\$ 42,919	\$ 155,087	\$ 210,499	\$ 214,679	\$ 218,924	\$ 223,235	\$ 227,612	\$ 232,056	\$ 236,568
		\$ 0	\$ 0	\$ 42,919	\$ 198,006	\$ 408,505	\$ 623,184	\$ 842,108	\$ 1,065,343	\$ 1,292,955	\$ 1,525,010	\$ 1,761,579
		\$ 0	\$ 0	\$ 72,590	\$ 262,305	\$ 356,024	\$ 363,095	\$ 370,275	\$ 377,565	\$ 384,968	\$ 392,485	\$ 400,117
		\$ 0	\$ 0	\$ 72,590	\$ 334,895	\$ 690,919	\$ 1,054,015	\$ 1,424,290	\$ 1,801,855	\$ 2,186,823	\$ 2,579,308	\$ 2,979,425
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 9,158	\$ 33,092	\$ 44,915	\$ 45,807	\$ 46,713	\$ 47,633	\$ 48,567	\$ 49,515	\$ 50,478
90.00%		\$ 0	\$ 0	\$ 27,325	\$ 98,739	\$ 134,018	\$ 136,680	\$ 139,383	\$ 142,127	\$ 144,914	\$ 147,743	\$ 150,616
		\$ 0	\$ 0	\$ 36,483	\$ 131,831	\$ 178,934	\$ 182,487	\$ 186,096	\$ 189,760	\$ 193,480	\$ 197,258	\$ 201,094
		\$ 0	\$ 0	\$ 36,483	\$ 168,314	\$ 347,248	\$ 529,735	\$ 715,831	\$ 905,591	\$ 1,099,072	\$ 1,296,330	\$ 1,497,424
		\$ 0	\$ 0	\$ 109,073	\$ 394,136	\$ 534,958	\$ 545,583	\$ 556,371	\$ 567,325	\$ 578,448	\$ 589,743	\$ 601,211
		\$ 0	\$ 0	\$ 109,073	\$ 503,209	\$ 1,038,167	\$ 1,583,750	\$ 2,140,121	\$ 2,707,446	\$ 3,285,895	\$ 3,875,638	\$ 4,476,849

2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Tax Capture During Brownfield Plan Tax Capture Period
10	11	12	13	14	15	16	17	18	19	
-	-	-	-	-	-	-	-	-	-	-
\$ 166,716	\$ 169,933	\$ 173,199	\$ 176,515	\$ 179,883	\$ 183,302	\$ 186,774	\$ 190,300	\$ 193,879	\$ 197,514	\$ 3,035,862
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 166,716	\$ 169,933	\$ 173,199	\$ 176,515	\$ 179,883	\$ 183,302	\$ 186,774	\$ 190,300	\$ 193,879	\$ 197,514	\$ 3,035,862
\$ 1,384,562	\$ 1,554,495	\$ 1,727,694	\$ 1,904,210	\$ 2,084,092	\$ 2,267,395	\$ 2,454,169	\$ 2,644,469	\$ 2,838,348	\$ 3,035,862	-
-	-	-	-	-	-	-	-	-	-	-
\$ 93,735	\$ 95,544	\$ 97,380	\$ 99,245	\$ 101,138	\$ 103,060	\$ 105,012	\$ 106,995	\$ 109,007	\$ 111,051	\$ 1,706,892
\$ 3,516	\$ 3,584	\$ 3,653	\$ 3,723	\$ 3,794	\$ 3,866	\$ 3,939	\$ 4,014	\$ 4,089	\$ 4,166	\$ 64,028
\$ 5,995	\$ 6,110	\$ 6,228	\$ 6,347	\$ 6,468	\$ 6,591	\$ 6,716	\$ 6,843	\$ 6,971	\$ 7,102	\$ 109,160
\$ 25,788	\$ 26,285	\$ 26,791	\$ 27,304	\$ 27,824	\$ 28,353	\$ 28,890	\$ 29,436	\$ 29,989	\$ 30,552	\$ 469,590
-	-	-	-	-	-	-	-	-	-	-
\$ 13,378	\$ 13,637	\$ 13,899	\$ 14,165	\$ 14,435	\$ 14,709	\$ 14,988	\$ 15,271	\$ 15,558	\$ 15,850	\$ 243,619
-	-	-	-	-	-	-	-	-	-	-
\$ 1,715	\$ 1,748	\$ 1,782	\$ 1,816	\$ 1,851	\$ 1,886	\$ 1,922	\$ 1,958	\$ 1,995	\$ 2,032	\$ 31,233
\$ 38,645	\$ 39,391	\$ 40,148	\$ 40,916	\$ 41,697	\$ 42,490	\$ 43,294	\$ 44,112	\$ 44,941	\$ 45,784	\$ 703,714
-	-	-	-	-	-	-	-	-	-	-
\$ 32,650	\$ 33,280	\$ 33,920	\$ 34,569	\$ 35,229	\$ 35,899	\$ 36,579	\$ 37,269	\$ 37,970	\$ 38,682	\$ 594,554
-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 25,728	\$ 26,224	\$ 26,728	\$ 27,240	\$ 27,760	\$ 28,287	\$ 28,823	\$ 29,367	\$ 29,920	\$ 30,481	\$ 468,497
\$ 241,150	\$ 245,803	\$ 250,527	\$ 255,324	\$ 260,195	\$ 265,141	\$ 270,164	\$ 275,263	\$ 280,441	\$ 285,699	\$ 4,391,287
\$ 2,002,729	\$ 2,248,532	\$ 2,499,060	\$ 2,754,384	\$ 3,014,580	\$ 3,279,721	\$ 3,549,885	\$ 3,825,148	\$ 4,105,589	\$ 4,391,287	-
\$ 407,867	\$ 415,736	\$ 423,726	\$ 431,840	\$ 440,078	\$ 448,444	\$ 456,938	\$ 465,563	\$ 474,320	\$ 483,213	\$ 7,427,150
\$ 3,387,291	\$ 3,803,027	\$ 4,226,754	\$ 4,658,594	\$ 5,098,672	\$ 5,547,116	\$ 6,004,054	\$ 6,469,616	\$ 6,943,937	\$ 7,427,150	-
-	-	-	-	-	-	-	-	-	-	-
\$ 51,456	\$ 52,448	\$ 53,456	\$ 54,480	\$ 55,519	\$ 56,575	\$ 57,646	\$ 58,734	\$ 59,839	\$ 60,961	\$ 936,995
\$ 153,533	\$ 156,496	\$ 159,503	\$ 162,558	\$ 165,659	\$ 168,808	\$ 172,005	\$ 175,252	\$ 178,549	\$ 181,896	\$ 2,795,804
\$ 204,989	\$ 208,944	\$ 212,960	\$ 217,038	\$ 221,178	\$ 225,383	\$ 229,652	\$ 233,986	\$ 238,388	\$ 242,857	\$ 3,732,799
\$ 1,702,413	\$ 1,911,357	\$ 2,124,317	\$ 2,341,355	\$ 2,562,533	\$ 2,787,916	\$ 3,017,567	\$ 3,251,554	\$ 3,489,942	\$ 3,732,799	-
\$ 612,856	\$ 624,680	\$ 636,686	\$ 648,878	\$ 661,257	\$ 673,826	\$ 686,589	\$ 699,549	\$ 712,708	\$ 726,070	\$ 11,159,948
\$ 5,089,705	\$ 5,714,385	\$ 6,351,071	\$ 6,999,949	\$ 7,661,205	\$ 8,335,032	\$ 9,021,621	\$ 9,721,170	\$ 10,433,878	\$ 11,159,948	-

Table 4d - Reimbursement of Eligible Activities & Disbursements

**500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77**

Table 4d - Reimbursement of Eligible Activities & Disbursements ¹

DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF						Totals	Calendar/ Tax Year		2019	2020	2021	2022
							BP Year Number	0	0	1	2	
-	State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable) - Estimated State Education Tax (SET) Captured			50.00%	Percentage of available SET capture that must be paid to the MBRF/ Michigan Dept. of Treasury per Act 381 of 1996, Section 13b(14)		\$ 468,497		\$ -	\$ -	\$ 4,579	\$ 16,546
-	Lansing/Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses			5.00%	of Local Tax Capture available per year during Brownfield Plan.		\$ 371,357	Annual:	\$ -	\$ -	\$ 3,629	\$ 13,115
-				0.00%	of Local Tax Capture thereafter.			Cumulative:	\$ 0	\$ 0	\$ 3,629	\$ 16,745
-	Lansing/Local Brownfield Redevelopment Authority (LBRA): Brownfield Plan & Work Plan Implementation (including Tracking, Recording and Compliance)			Local Tax Capture Amount \$ 9,983			\$ 9,983	Annual - Local	\$ -	\$ -	\$ 9,983	\$ 0
-				State School Tax Capture Amount \$ 5,017			\$ 5,017	Annual-State School	\$ -	\$ -	\$ 5,017	\$ 0
-	Breakdown of State School Tax Capture (SET)			State Education Tax (SET)	25.10% \$1,259		\$ 1,259	Annual - SET	\$ -	\$ -	\$ 1,259	\$ 0
-	Breakdown of State School Tax Capture (LSO)			Local School Operating (LSO)	74.90% \$3,758		\$ 3,758	Annual - LSO	\$ -	\$ -	\$ 3,758	\$ 0
-				Total Tax Capture Amount \$15,000			\$ 15,000	Annual - Total	\$ -	\$ -	\$ 15,000	\$ -
-	Lansing/Local Brownfield Revolving Fund (LBRF): Local Tax Capture ²			5.00%	of Local Tax Capture during Brownfield Plan.		\$ 371,357	Annual:	\$ -	\$ -	\$ 3,629	\$ 13,115
-				0.00%	of Local Tax Capture thereafter.			Cumulative:	\$ 0	\$ 0	\$ 3,629	\$ 16,745
-	Local Tax Increment: Annual Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 55,348	\$ 236,074
-	Local Tax Increment: Cumulative Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 55,348	\$ 291,423
-	State Education Tax (SET) Increment: Annual Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 3,319	\$ 16,546
-	State Local School Operating (LSO) Increment: Annual Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 23,567	\$ 98,739
-	Total State & Local School Tax Increment: Annual Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 26,887	\$ 115,285
-	Total State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 26,887	\$ 142,172
-	Total of Local Tax Increment and State & Local School Tax Increment: Annual Remaining Revenue Available to Reimburse Developer								\$ 0	\$ 0	\$ 82,235	\$ 351,360
-	Total of Local Tax Increment and State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 82,235	\$ 433,595
				Year that Expenses Identified in the Eligible Activities Table Will Be Recognized								
REIMBURSEMENT OF ELIGIBLE ACTIVITIES				2018	2019	2020	Totals	Year of Tax Capture ¹	2019	2020	2021	2022
-	Environmental Activities: Michigan Dept. of Environmental Quality (DEQ)											
-	Local Tax Increment Reimbursement			\$ 13,612	\$ 69,787	\$ 786,036	\$ 869,435		\$ 0	\$ 0	\$ 55,348	\$ 236,074
-	State & Local School Tax Increment Reimbursement (LSO & SET)			\$ 6,841	\$ 15,209	\$ 395,053	\$ 417,103		\$ 0	\$ 0	\$ 26,887	\$ 115,285
-	TOTAL MDEQ REIMBURSEMENT (Eligible Costs)			\$ 20,453	\$ 84,996	\$ 1,181,089	\$ 1,286,538		\$ 0	\$ 0	\$ 82,235	\$ 351,360
-	Cumulative Reimbursement: MDEQ								\$ 0	\$ 0	\$ 82,235	\$ 433,595
-	Remaining Environmental Activities to be Reimbursed: with Local Taxes									\$ 69,787	\$ 800,475	\$ 564,401
-	Remaining Environmental Activities to be Reimbursed: with Non Local Taxes, e.g., LSO & SET									\$ 15,209	\$ 383,375	\$ 268,090
-	Non-Environmental Activities: Michigan Strategic Fund (MSF)											
-	Local Tax Increment Reimbursement			\$ -	\$ 2,976,042	\$ 2,702,074	\$ 5,678,116		\$ 0	\$ 0	\$ 0	\$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)			\$ -	\$ 1,475,859	\$ 1,358,031	\$ 2,833,890		\$ 0	\$ 0	\$ 0	\$ 0
-	TOTAL MSF REIMBURSEMENT (Eligible Costs)			\$ 0	\$ 4,451,901	\$ 4,060,104	\$ 8,512,005		\$ 0	\$ 0	\$ 0	\$ 0
-	Cumulative Reimbursement: MSF								\$ 0	\$ 0	\$ 0	\$ 0
-	Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes									\$ 2,976,042	\$ 5,678,116	\$ 5,678,116
-	Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET									\$ 1,475,859	\$ 2,833,890	\$ 2,833,890
-	TOTAL ANNUAL REIMBURSEMENT: MDEQ & MSF			\$ 20,453	\$ 4,536,897	\$ 5,241,194	\$ 9,798,544		\$ 0	\$ 0	\$ 82,235	\$ 351,360
-	TOTAL CUMULATIVE REIMBURSEMENT: MDEQ & MSF								\$ 0	\$ 0	\$ 82,235	\$ 433,595
-	Remaining Unreimbursed Balance								\$ 0	\$ 4,536,897	\$ 9,695,856	\$ 9,344,496
-	Surplus Revenue from Local Tax Increment =								\$ 0	\$ 0	\$ 0	\$ 0
-	Surplus Revenue from State & Local School Tax Increment =								\$ 0	\$ 0	\$ 0	\$ 0

Notes:

¹ Unless amended by the local unit of government, the Plan is anticipated to remain in effect until all approved activities in the Plan are reimbursed, or the 30-year tax capture period ends.

Under the Brownfield Redevelopment Financing Act, the combined maximum total allocation to the LBRFs is the lesser of: 1. The total amount of tax increment capture to be generated over a five (5) year period at the end of the Brownfield Plan (BP) after all Eligible Activities (EAs) have been reimbursed; 2. The excess local tax increment capture shall not exceed the total cost of EAs approved in the BP. Allocations may also be made during BP tax capture, subject to the above.

The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments;

³ generally, Reimbursement Payments for Eligible Activities, Bonds, etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Totals
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	-
\$ 22,458	\$ 22,904	\$ 23,357	\$ 23,816	\$ 24,283	\$ 24,758	\$ 25,239	\$ 25,728	\$ 26,224	\$ 26,728	\$ 27,240	\$ 27,760	\$ 28,287	\$ 28,823	\$ 29,367	\$ 29,920	\$ 30,481	\$ 468,497
\$ 17,801	\$ 18,155	\$ 18,514	\$ 18,878	\$ 19,248	\$ 19,624	\$ 20,006	\$ 20,393	\$ 20,787	\$ 21,186	\$ 21,592	\$ 22,004	\$ 22,422	\$ 22,847	\$ 23,278	\$ 23,716	\$ 24,161	\$ 371,357
\$ 34,546	\$ 52,701	\$ 71,214	\$ 90,093	\$ 109,341	\$ 128,965	\$ 148,971	\$ 169,365	\$ 190,151	\$ 211,338	\$ 232,930	\$ 254,934	\$ 277,356	\$ 300,203	\$ 323,481	\$ 347,197	\$ 371,357	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,983
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,017
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,259
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,758
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
\$ 17,801	\$ 18,155	\$ 18,514	\$ 18,878	\$ 19,248	\$ 19,624	\$ 20,006	\$ 20,393	\$ 20,787	\$ 21,186	\$ 21,592	\$ 22,004	\$ 22,422	\$ 22,847	\$ 23,278	\$ 23,716	\$ 24,161	\$ 371,357
\$ 34,546	\$ 52,701	\$ 71,214	\$ 90,093	\$ 109,341	\$ 128,965	\$ 148,971	\$ 169,365	\$ 190,151	\$ 211,338	\$ 232,930	\$ 254,934	\$ 277,356	\$ 300,203	\$ 323,481	\$ 347,197	\$ 371,357	-
\$ 320,422	\$ 326,786	\$ 333,248	\$ 339,809	\$ 346,471	\$ 353,236	\$ 360,105	\$ 367,080	\$ 374,162	\$ 381,354	\$ 388,656	\$ 396,071	\$ 403,599	\$ 411,244	\$ 419,006	\$ 426,888	\$ 434,892	\$ 6,674,452
\$ 611,845	\$ 938,630	\$ 1,271,878	\$ 1,611,687	\$ 1,958,158	\$ 2,311,394	\$ 2,671,499	\$ 3,038,579	\$ 3,412,742	\$ 3,794,096	\$ 4,182,752	\$ 4,578,822	\$ 4,982,421	\$ 5,393,665	\$ 5,812,672	\$ 6,239,560	\$ 6,674,452	-
\$ 22,458	\$ 22,904	\$ 23,357	\$ 23,816	\$ 24,283	\$ 24,758	\$ 25,239	\$ 25,728	\$ 26,224	\$ 26,728	\$ 27,240	\$ 27,760	\$ 28,287	\$ 28,823	\$ 29,367	\$ 29,920	\$ 30,481	\$ 467,238
\$ 134,018	\$ 136,680	\$ 139,383	\$ 142,127	\$ 144,914	\$ 147,743	\$ 150,616	\$ 153,533	\$ 156,496	\$ 159,503	\$ 162,558	\$ 165,659	\$ 168,808	\$ 172,005	\$ 175,252	\$ 178,549	\$ 181,896	\$ 2,792,046
\$ 156,476	\$ 159,584	\$ 162,739	\$ 165,944	\$ 169,197	\$ 172,501	\$ 175,855	\$ 179,261	\$ 182,720	\$ 186,232	\$ 189,798	\$ 193,419	\$ 197,095	\$ 200,828	\$ 204,619	\$ 208,468	\$ 212,377	\$ 3,259,284
\$ 298,648	\$ 458,232	\$ 620,971	\$ 786,915	\$ 956,112	\$ 1,128,613	\$ 1,304,468	\$ 1,483,729	\$ 1,666,449	\$ 1,852,681	\$ 2,042,478	\$ 2,235,897	\$ 2,432,992	\$ 2,633,820	\$ 2,838,439	\$ 3,046,908	\$ 3,259,284	-
\$ 476,898	\$ 486,370	\$ 495,987	\$ 505,752	\$ 515,668	\$ 525,737	\$ 535,960	\$ 546,341	\$ 556,882	\$ 567,586	\$ 578,454	\$ 589,489	\$ 600,694	\$ 612,072	\$ 623,626	\$ 635,357	\$ 647,268	\$ 9,933,736
\$ 910,493	\$ 1,396,862	\$ 1,892,849	\$ 2,398,602	\$ 2,914,270	\$ 3,440,007	\$ 3,975,967	\$ 4,522,308	\$ 5,079,191	\$ 5,646,776	\$ 6,225,230	\$ 6,814,719	\$ 7,415,413	\$ 8,027,486	\$ 8,651,111	\$ 9,286,468	\$ 9,933,736	-
2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Totals
\$ 320,422	\$ 257,591	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 869,435
\$ 156,476	\$ 118,455	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 417,103
\$ 476,898	\$ 376,045	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,286,538
\$ 910,493	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	-
\$ 243,979	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 111,614	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 0	\$ 69,195	\$ 333,248	\$ 339,809	\$ 346,471	\$ 353,236	\$ 360,105	\$ 367,080	\$ 374,162	\$ 381,354	\$ 388,656	\$ 396,071	\$ 403,599	\$ 411,244	\$ 419,006	\$ 426,888	\$ 307,990	\$ 5,678,116
\$ 0	\$ 41,129	\$ 162,739	\$ 165,944	\$ 169,197	\$ 172,501	\$ 175,855	\$ 179,261	\$ 182,720	\$ 186,232	\$ 189,798	\$ 193,419	\$ 197,095	\$ 200,828	\$ 204,619	\$ 208,468	\$ 204,085	\$ 2,833,890
\$ 0	\$ 110,324	\$ 495,987	\$ 505,752	\$ 515,668	\$ 525,737	\$ 535,960	\$ 546,341	\$ 556,882	\$ 567,586	\$ 578,454	\$ 589,489	\$ 600,694	\$ 612,072	\$ 623,626	\$ 635,357	\$ 512,076	\$ 8,512,005
\$ 0	\$ 110,324	\$ 606,311	\$ 1,112,063	\$ 1,627,732	\$ 2,153,468	\$ 2,689,429	\$ 3,235,770	\$ 3,792,652	\$ 4,360,238	\$ 4,938,692	\$ 5,528,181	\$ 6,128,875	\$ 6,740,947	\$ 7,364,573	\$ 7,999,930	\$ 8,512,005	-
\$ 5,678,116	\$ 5,608,920	\$ 5,275,673	\$ 4,935,864	\$ 4,589,393	\$ 4,236,157	\$ 3,876,051	\$ 3,508,971	\$ 3,134,809	\$ 2,753,455	\$ 2,364,799	\$ 1,968,728	\$ 1,565,129	\$ 1,153,885	\$ 734,879	\$ 307,990	\$ 0	-
\$ 2,833,890	\$ 2,792,761	\$ 2,630,022	\$ 2,464,078	\$ 2,294,881	\$ 2,122,380	\$ 1,946,525	\$ 1,767,264	\$ 1,584,544	\$ 1,398,312	\$ 1,208,515	\$ 1,015,096	\$ 818,001	\$ 617,173	\$ 412,554	\$ 204,085	\$ 0	-
\$ 476,898	\$ 486,370	\$ 495,987	\$ 505,752	\$ 515,668	\$ 525,737	\$ 535,960	\$ 546,341	\$ 556,882	\$ 567,586	\$ 578,454	\$ 589,489	\$ 600,694	\$ 612,072	\$ 623,626	\$ 635,357	\$ 512,076	\$ 9,798,544
\$ 910,493	\$ 1,396,862	\$ 1,892,849	\$ 2,398,602	\$ 2,914,270	\$ 3,440,007	\$ 3,975,967	\$ 4,522,308	\$ 5,079,191	\$ 5,646,776	\$ 6,225,230	\$ 6,814,719	\$ 7,415,413	\$ 8,027,486	\$ 8,651,111	\$ 9,286,468	\$ 9,798,544	-
\$ 8,867,598	\$ 8,401,681	\$ 7,905,694	\$ 7,399,942	\$ 6,884,274	\$ 6,358,537	\$ 5,822,577	\$ 5,276,235	\$ 4,719,353	\$ 4,151,767	\$ 3,573,314	\$ 2,983,825	\$ 2,383,130	\$ 1,771,058	\$ 1,147,432	\$ 512,076	\$ 0	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 126,901
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,291

Exhibit D. Projected Infrastructure Improvements Eligible Activity Costs Detail
Brownfield Plan #77 – 500 Block Redevelopment Project, Lansing MI
Revised August 22, 2019

Project Costs	No. of Units	Type of Unit (YD, LS, LF, CY, ST, SF, TN, DY, MO, GAL, EA, AC)	Unit Cost	Developer(s)- 501 Block, LLC	Developer(s)- 502 Block, LLC	Total for Brownfield Plan
Infrastructure Improvements Activities (Public) - In Public ROW/Easements						
Construction Costs						
Site Demolition						
W Lenawee Street ROW	1	LS	\$4,955	\$4,955	\$4,955	\$4,955
S Washington Ave ROW	1	LS	\$29,003	\$29,003	\$29,003	\$29,003
W Hillsdale Street ROW	1	LS	\$7,658	\$7,658	\$7,658	\$7,658
S Capitol Ave ROW	1	LS	\$2,779	\$2,779	\$2,779	\$2,779
Sub-Bases & Exterior Improvements						
W Lenawee Street ROW	1	LS	\$60,557	\$60,557	\$60,557	\$60,557
S Washington Ave ROW	1	LS	\$219,384	\$219,384	\$219,384	\$219,384
W Hillsdale Street ROW	1	LS	\$53,641	\$53,641	\$53,641	\$53,641
S Capitol Ave ROW	1	LS	\$17,889	\$17,889	\$17,889	\$17,889
Fire Protection & Domestic Water Main System (All within LBWL Easement-All Public)	1	LS	\$38,400	\$38,400	\$38,400	\$38,400
Sanitary Sewer Services & Grease Interceptor (System within S Washington Ave ROW-All Public)	1	LS	\$24,000	\$24,000	\$24,000	\$24,000
Storm Sewer System-Three Catch Basins within S Washington Ave ROW-All Public	1	LS	\$58,500	\$58,500	\$58,500	\$58,500
Gas (Available in Street ROW)	1	LS	\$0	\$0	\$0	\$0
Electric (Available in Street ROW)	1	LS	\$0	\$0	\$0	\$0
E, T, D to Landfill & Imp/CIP Class II Sand						
S Washington Ave ROW	1	LS	\$1,893	\$1,893	\$1,893	\$1,893
W Hillsdale Street ROW	1	LS	\$1,373	\$1,373	\$1,373	\$1,373
S Capitol Ave ROW	1	LS	\$2,225	\$2,225	\$2,225	\$2,225
Fire Protection & Domestic Wate Main System (All within LBWL Easement-All Public)	1	LS	\$16,918	\$16,918	\$16,918	\$16,918
Sanitary Sewer Services & Grease Interceptor (System within S Washington Ave ROW-All Public)	1	LS	\$17,293	\$17,293	\$17,293	\$17,293
Storm Sewer System-Three Catch Basins within S Washington Ave ROW-All Public	1	LS	\$9,693	\$9,693	\$9,693	\$9,693
Engineering						
Inspection Fees (Utility)	1	LS	\$5,000	\$5,000	\$5,000	\$5,000
Site Civil Engineering	1	LS	\$5,000	\$5,000	\$5,000	\$5,000
Bid Specifications and Lansing Bid Procurement Process	1	LS	\$10,000	\$10,000	\$10,000	\$10,000
Project Approval Fees						
Application & Permit Fee - Road Right-of-Way	1	LS	\$750	\$750	\$750	\$750
Due Diligence Reports						
Surveying (Utility As-Builts)	1	LS	\$2,000	\$2,000	\$2,000	\$2,000
Professional Service / Consulting					\$0	\$0
Project Management - Preliminary Site Construction	1	LS	\$7,500	\$7,500	\$7,500	\$7,500
Project Management - Site Construction	1	LS	\$84,924	\$84,924	\$84,924	\$84,924
Soft Costs for Infrastructure Improvements	1	LS	\$10,000	\$10,000	\$10,000	\$10,000
Eligible Activity Compliance for Infrastructure Improvements	1	LS	\$7,500	\$7,500	\$7,500	\$7,500
Infrastructure Improvements Activities (Public) Subtotal				\$0	\$698,831	\$698,831
<i>Contingency (15%)</i>				\$0	\$104,825	\$104,825
<i>Interest portion to Infrastructure Improvements Activities (3% Simple Interest)</i>				\$0	\$276,710	\$276,710
Infrastructure Improvements Activities (Public) TOTAL				\$0	\$1,080,366	\$1,080,366

NOTE: Eligible Activity cost presented are as projected from 30% engineering drawings and are subject to change. Costs are for Brownfield Plan projection purposes only and may vary and change prior to the completion of the Act 381 Work Plan.

Exhibit E. Estimated Breakdown of Developer Eligible Activity Costs by Entity

Brownfield Plan #77 – 500 Block Redevelopment Project, Lansing MI

Revised August 22, 2019

Eligible Activities	Eligible Costs	501 Block, LLC	502 Block, LLC
DEQ Eligible Activities			
Department-Specific Activities			
Baseline Environmental Assessment (BEA) Activities	\$ 27,785	\$ 6,779	\$ 21,006
Due Care Activities	\$ 744,287	\$ 36,980	\$ 707,307
Additional Response Activities	\$ 20,000	\$ 2,000	\$ 18,000
MSF Non-Environmental Eligible Activities			
Demolition Activities	\$ 1,210,309	\$ 848,893	\$ 361,416
Lead and Asbestos Abatement Activities	\$ 2,606,975	\$ 2,547,845	\$ 59,130
Infrastructure Improvements Activities	\$ 698,831	\$ -	\$ 698,831
Site Preparation Activities	\$ 949,727	\$ 78,001	\$ 871,726
Contingency (15%)	\$ 938,687	\$ 528,075	\$ 410,612
Interest (3% Simple Interest)	\$ 2,477,892	\$ 1,393,981	\$ 1,083,911
<i>Subtotal</i>	\$ 9,674,494	\$ 5,442,554	\$ 4,231,939
Brownfield Plan & Work Plan Preparation	\$ 104,050	\$ 58,535	\$ 45,515
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 15,000	\$ 8,439	\$ 6,561
Local Application Fees	\$ 5,000	\$ 2,813	\$ 2,187
<i>Subtotal: To Developer *</i>	\$ 9,798,544	\$ 5,512,341	\$ 4,286,203

* To meet Developer Reimbursement Obligations.

**CITY OF LANSING BROWNFIELD PLAN #77, 500 BLOCK REDEVELOPMENT PROJECT
PROPOSED BROWNFIELD PLAN APPROVAL PROCESS SCHEDULE**

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
By Aug 16, 2019	LEAP/LEDC	Brownfield Plan and Agreement is submitted to LEAP/LEDC for Review.	
Aug 30, 2019	LEAP/LBRA	Final Draft Brownfield Plan Sent to LBRA Board.	
Sept 6, 2019 8:30AM	Lansing Brownfield Redevelopment Authority	LBRA Approves Brownfield Plan #77.	YES
Sept 23, 2019 7:00PM	Lansing City Council	Receives Brownfield Plan and refers it to the Committee on Development and Planning.	
Oct 14, 2019 4:00PM	Committee on Development and Planning	Applicant Presents Project to the D&P Committee to review and Approve Resolution to set Public Hearing.	YES
Oct 14, 2019 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on October 28, 2019. <i>Public Hearing Notice - 10 Days (Mail/Paper)</i>	YES
Oct 28, 2019 7:00PM	Lansing City Council	Public hearing held at Council for Brownfield Plan. Referred back to the D&P Committee for approval.	YES
Nov 25, 2019 4:00PM	Committee on Development and Planning	D&P Committee passes resolution to approve the Brownfield Plan.	(if requested)
Dec 2, 2019 7:00PM	City Council Meeting	City Council Approves Brownfield Plan.	YES

RESOLUTION #2019-
BY THE COMMITTEE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

**Approval to Accept EPA \$600,000 Brownfields Assessment Coalition Grant and Lansing
Regional Brownfields Coalition Memorandum of Agreement**

WHEREAS, in February 2019, the Lansing City Council approved a resolution to affirm participation in the Lansing Regional Brownfields Coalition (Coalition), consisting of the cities of Lansing and East Lansing, and the counties of Clinton, Eaton, and Ingham; and

WHEREAS, the City of Lansing applied as the Lead Coalition Member on behalf of the Coalition for the U.S. Environmental Protection Agency (EPA) Fiscal Year 2019 Brownfields Assessment Coalition Grant (Grant) for \$600,000; and

WHEREAS, the EPA has awarded the City of Lansing a \$600,000 Grant to be used over a three-year period from October 1, 2019 to September 30, 2022 for assessment and reuse planning at brownfield sites across the Coalition; and

WHEREAS, the funding will be specifically used as follows;

Hazardous Substance Assessments	\$ 400,000.00
Petroleum Assessments	\$ 200,000.00

AND

WHEREAS, the Coalition partners were made aware of the Grant approval on June 5, 2019; and

WHEREAS, the Coalition partners have developed the attached Memorandum of Agreement (MOA) to define the roles and responsibilities of the participating entities, pursuant to EPA requirements; and

WHEREAS, the administration has reviewed the proposed MOA and is recommending its approval; and

WHEREAS, the administration recognizes the importance of brownfields cleanup and revitalization for public health, the environment, and economic development, and recommends acceptance of the EPA Grant.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves, and the Mayor is authorized to execute, the Memorandum of Agreement between the Lansing Regional Brownfields Coalition for the U.S. Environmental Protection Agency Fiscal Year 2019 Brownfields Assessment Coalition Grant.

BE IT FURTHER RESOLVED, the Lansing City Council, hereby, approves acceptance of, and the mayor is authorized to execute any necessary agreements for, the U.S. Environmental Protection Agency Fiscal Year 2019 Brownfields Assessment Coalition Grant.

BE IT FINALLY RESOLVED, the Administration is authorized to receive the funds, create the necessary accounts, and make necessary transfers for their administration in accordance with the requirements of the grantor.

Lansing Regional Brownfields Coalition
BROWNFIELDS ASSESSMENT COALITION
MEMORANDUM OF AGREEMENT BETWEEN THE FOLLOWING PARTIES:

City of Lansing, City of East Lansing, Ingham County, Eaton County, AND Clinton County.

This Memorandum of Agreement documents the roles and responsibilities of the various parties involved in the Assessment Coalition with regard to EPA Cooperative Agreement No: BF00E02710.

1. On June 5, 2019, EPA awarded the Cooperative Agreement to the Lead Coalition Member, City of Lansing. The grant period is October 1, 2019 through September 30, 2022. City of Lansing is responsible to EPA for management of the cooperative agreement and compliance with the statutes, regulations, and terms and conditions of the award, and ensuring that all members of the coalition are in compliance with the terms and conditions.
2. It is the responsibility of City of Lansing to provide timely information to the other Coalition Partners regarding the management of the cooperative agreement and any changes that may be made to the cooperative agreement over the period of performance.
3. The Coalition Partners are City of East Lansing, Ingham County, Eaton County, and Clinton County. The contact information is as follows:

City of East Lansing
Thomas Fehrenbach
410 Abbot Road, East Lansing, MI 48823 (517) 319-6887
tfehren@cityofeastlansing.com

Peter Dewan
410 Abbot Road, East Lansing, MI 48823 (517) 319-6887

And

Ingham County
Dillon Rush
1000 S. Washington Avenue, Suite 201, Lansing, MI 48910 (517) 331-0069
dillon@purelansing.com

And

Eaton County
Claudine Williams

1045 Independence Blvd., Charlotte, MI 48813 (517) 543-3689
cwilliams@eatoncounty.org

And

Clinton County
Ryan Wood
100 E. State St, St. Johns, MI 48879 (989) 224-5120
woodr@clinton-county.org

Dru Mitchell (Clinton County Economic Alliance)
12800 Escanaba Drive, Dewitt, MI 48820 (517) 669-1345
mitchelld@cceami.org

And

City of Lansing
Don Kulhanek
316 N. Capitol Avenue, Suite D-1, Lansing, MI 48933 (517) 243-3512
don.kulhanek@lansingmi.gov

4. Activities funded through the cooperative agreement may include inventory preparation, site selection criteria development, assessments, planning (including cleanup planning) relating to brownfield sites, and outreach materials and implementation, and other eligible activities. City of Lansing may retain consultant(s) and contractors under 40 CFR 30.36 to undertake various activities funded through the cooperative agreement and may award subgrants to other coalition members under 40 CFR 31.37 for assessment projects in their geographic areas. Subgrantees are accountable to City of Lansing for proper expenditure of funds.
5. The Lead Coalition Member will procure the consultant(s) in compliance with 40 CFR 31.36 requirements. The Lead Coalition Member will issue the Request for Proposals or Request for Qualifications and will be the entity responsible for receipt of the submitted proposals and selection and award of contracts. City of Lansing will consult with other coalition members in making selections of consultants and contractors and negotiating the terms of agreements.
6. The Lead Coalition Member, in consultation with the Coalition Partners, will work to develop a site selection process based on agreed upon factors and will ensure that a minimum of five sites are assessed over the life of the cooperative agreement. Selected sites will be submitted to EPA for prior approval to ensure eligibility.
7. Upon designation of the specific sites, it will be the responsibility of City of Lansing to work with the coalition member in whose geographic area the site is located to finalize the scope of work for the consultant or contractor. It will be the responsibility of this member to obtain all required permits, easements, and/or access agreements as may be necessary to undertake assessments at the selected site. If this member does not have the

capacity to perform these activities, City of Lansing may assist in securing necessary site access agreements and permits.

8. The Lead Coalition Member is responsible for ensuring that other activities as negotiated in the workplan, such as community outreach and involvement, are implemented in accordance with a schedule agreed upon by City of Lansing and the coalition member in whose geographic area the site to be assessed is located.

Agreed:

City of Lansing Lead Coalition Partner/Date

City of East Lansing Coalition Partner/Date

Ingham County Coalition Partner/Date

 8-26-19

Kyle Bowman, Brownfield Redevelopment Authority Chair

Eaton County Coalition Partner/Date



Signed 8/21/19

Terrance Augustine, Board of Commissioners Chair

Clinton County Coalition Partner/Date

 8/27/19

Robert Showers, Board of Commissioners Chair

Brian McGrain, Director
Department of Economic
Development and Planning



Andy Schor, Mayor

Development Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4040 – FAX: 517.483.6036
www.lansingmi.gov/development

September 18, 2019
Mayor Andy Schor
124 W. Michigan Avenue
9th Floor
Lansing, MI 48933

Mayor Schor:

In February of 2019, City of Lansing approved a resolution to apply for a \$600,000 U.S. Environmental Protection Agency (EPA) Brownfields Assessment Coalition Grant. On June 5, 2019, City of Lansing, acting as lead applicant for the region, received this grant award in its full amount.

The Brownfields Assessment Coalition Grant provides multiple entities acting as one regional coalition funding to inventory, characterize, assess, conduct a range of planning activities, develop site-specific cleanup plans, and conduct community involvement related to brownfield sites. The Lansing Regional Brownfields Coalition (Coalition) consists of the counties of Eaton, Ingham and Clinton, and the cities of East Lansing and Lansing.

With the official grant period beginning October 1, 2019, the Department of Economic Development and Planning asks that the accompanied Resolution, which officially authorizes grant acceptance, and Memorandum of Agreement, which clarifies the Coalition's roles and responsibilities, be forwarded to City Council for passage in order to efficiently and effectively activate our region's brownfield revitalization efforts.

Please do not hesitate to reach out with any questions, and congratulations on the grant award.

Sincerely,

/s

Don Kulhanek
Development Manager
Development Office, City of Lansing

Lansing Regional Brownfields Coalition
BROWNFIELDS ASSESSMENT COALITION
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cwilliams@eatoncounty.org

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Ryan Wood
100 E. State St, St. Johns, MI 48879 (989) 224-5120
woodr@clinton-county.org

Dru Mitchell (Clinton County Economic Alliance)
12800 Escanaba Drive, Dewitt, MI 48820 (517) 669-1345
mitchelld@cceami.org

And

City of Lansing
Don Kulhanek
316 N. Capitol Avenue, Suite D-1, Lansing, MI 48933 (517) 243-3512
karl@purelansing.com

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Agreed:

City of Lansing Lead Coalition Partner/Date

City of East Lansing Coalition Partner/Date

Mark Meadows, Mayor

Ingham County Coalition Partner/Date

 8-26-19

Kyle Bowman, Brownfield Redevelopment Authority Chair

Eaton County Coalition Partner/Date



Signed 8/21/19

Terrance Augustine, Board of Commissioners Chair

Clinton County Coalition Partner/Date

 8/27/19

Robert Showers, Board of Commissioners Chair

BY THE COMMITTEE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Sean N. Hammond, 820 N. Verlinden Avenue, Lansing, MI 48915 as a 4TH Ward Member of the Park Board for a term to expire June 30, 2020; and

WHEREAS, the nominee has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Sean N. Hammond, 820 N. Verlinden Avenue, Lansing, MI 48915 as a 4TH Ward Member of the Park Board for a term to expire June 30, 2020.

Sean N. Hammond

820 N. Verlinden Ave. • Lansing, MI 48915 • SeanNHammond@gmail.com • 517.282.0685

Professional Memberships

- **Michigan Bar**, Admitted May 2015

Education

- **Michigan State University College of Law**: Graduated December 2015
 - Juris Doctor
 - o 3.418 GPA
 - o International Law Review
- **Saginaw Valley State University**: Graduated with Honors May 2012
 - Bachelor's of Science in Biology
 - o Biology Major; Political Science and Chemistry Minors
 - o Presidential Scholarship – 4 years
 - o Honors Program – 4 years
 - o Roberts Fellows at SVSU 2011-2012
 - o Dow Corning Public Service Scholarship - 2012

Relevant Experience

Michigan Environmental Council – January 2015 – Present

Deputy Policy Director

- Research, draft, give testimony, and meet with state officials on policy issues, proposed legislation, and regulations
- Manage and coordinate the policy team to ensure that all necessary engagement occurs

Senate Majority Policy Office - March 2014 – Aug 2014

Legal Policy Extern

- Prepare Issue Analysis for use by the Caucus and policy staff
- Research and draft legal memos concerning proposed legislation

Michigan Attorney General – Revenue and Collections Division – August 2013 – December 2013

Legal Student Assistant

- Reviewed files to identify traits of potential class action suit members
- Organized data from the files into an easily sortable and reviewable format

Michigan Department of Agriculture and Rural Development – May 2013 – August 2013

Legal Intern

- Reviewed Michigan's statutes and regulations to compare and contrast with other states
- Drafted memos on various issues facing the Department, addressing case law, regulations and statutes

IMG College Seating – August 2008 – November 2013

MSU Stadium Representative

- Oversaw the installation of ~10,000 seatbacks per year, managing the installation crews and auditing for accuracy
- Managed the gameday sale booths and volunteers, coordinating installation of new seats and handling customer service

Activities

- Saginaw Valley State University Foundation Board Member, 2017-Present
- Federalist Society at Michigan State University College of Law, Vice President of Marketing, 2013-2014

- Boy Scouts of America: Eagle Scout, Chief of the BSA Order of the Arrow Section C-2B, 2009-2010
- Saginaw Valley Model United Nations, Vice-President - 2011

Sean N. Hammond

820 N. Verlinden Ave. • Lansing, MI 48915 • SeanNHammond@gmail.com • 517.282.0685

References

John Kaczynski

Director of Governmental Affairs at Saginaw Valley State University

(989) 964 - 7481

jlkaczyn@svsu.edu

Richard Weiner

Professor at MSU College of Law, former Principal at Weiner and Associates

(517) 881-7490

rick@rickandraj.com

Bob Wilson

Executive Director, Michigan Trails and Greenways Alliance

(517) 896-9443

bob@michigantrails.org



City of Lansing

OFFICE OF THE CITY ATTORNEY

1708

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Gayle Miller, K&M Group Co, LLC DATE: 5/10/19
 MAILING ADDRESS: 9395 Taft Rd EMAIL: al.krieger77@gmail.com
 CITY: Okla STATE: MI ZIP CODE: 48866
 TELEPHONE: Home () 517-420-7198 Work () _____

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 2705 Gibson PARCEL NO. 33-01-01-31-227-001
 DATE OF INCIDENT: 4/26/19 AMOUNT YOU WERE BILLED: 558.40
 TOTAL AMOUNT YOU ARE CONTESTING: 558.40 - I'm willing to pay for the OSB.
 TYPE OF ASSESSMENT: Board up

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

See Attached

A description of the claims review process is available on our website at http://www.lansingmi.gov/attorney/Claims_review_process.jsp

* This website does not work ↗



Date: May 10, 2019

To: Lansing City Attorney's office
Re: Appeal of Board Up fee

On April 26th, my tenants at 2705 Gibson went away for a couple days. Apparently the latch plate had fallen off the door jam and the tenants hadn't told me. They were simply locking the deadbolt. But on the 26th, they forgot to lock the deadbolt and the door swung open after they left the house.

I don't know who called the city about it, but when the tenants got home, the door was boarded up. My tenants called me to ask if I'd boarded up the door, and asked the neighbors. Nobody knew why or when the door was boarded. There was no note on the door and no-one called me about the situation.

I finally called Code Compliance and found that they had ordered it done since they couldn't lock the door from the outside. I talked to Meredith Johnson about this and she apologized for not putting any kind of notice on the door and explained what had happened. I thanked her and thought that was the end of it.

A few days ago I received a bill for \$558.40 for the board-up. I was shocked. Meredith didn't mention anything about charges for this "service".

My reason for appealing this charge is that it was completely unnecessary. 2705 Gibson is a licensed rental and Compliance has my phone number. If Compliance had simply called me, I could have been there in 20 minutes to lock the door.

I'm happy to pay for the OSB that was used, but the rest of the charge is extremely unfair and unnecessary. One simple phone call to me, and the problem would have been solved. Why isn't this the first thing that the city does when something like this happens? I would strongly suggest that calling the landlord or owner be the first step before taking actions that cost landlords so much money.

Sage Miller
Owner/Landlord
517-420-7198

8 1 6 3 5 6 3
Tx:4098251
5/12/2014 8:17:00 AM

8 1 6 1 8 5 4
Tx:4097190
4/30/2014 9:00:00 AM

INGHAM COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES
due by the state or any individual against the within description, and
all TAXES on same are paid for five years previous to the date of this
instrument as appears by the records of this office except as stated.

4/16/14
Eric Scheetling, Ingham County Treasurer
Sec. 135, Act 206, 1893 as amended

2014-019207
CURTIS HERTEL JR
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
05/12/2014 09:37 AM
PAGES: 1

Warranty Deed

The Grantor: Gayle Miller

Whose address is: 9395 Taft Rd., Ovid MI 48866

Conveys and Warrant(s) to: K&M Group 6, LLC

Whose address is: 9395 Taft Rd., Ovid MI 48866

the following described premises situated in the City of Lansing, County of Ingham and State of Michigan:

Lot 28, of Blueberry Ridge Subdivision, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof,
as recorded in Liber 24, Page 6, Ingham County Records.

Tax Parcel Number: 33-01-01-31-227-001

Commonly known as: 2705 Gibson Street, Lansing, MI 48911

For the sum of: \$0.00

Dated this 15th day of

April,
(MONTH)

2014.
(YEAR)

Gayle Lee Miller
Gayle Lee Miller

State of Michigan, County of Ingham

The foregoing instrument acknowledged before me this 15 day of April, 2014
by Gayle Lee Miller

Return To (Name & Address):
Gayle Miller
K&M Quality Homes, LLC
9395 Taft Rd.
Ovid, MI 48866

Drafted By (Name & Address):
Gayle Miller
9395 Taft Rd.
Ovid, MI 48866

Send Subsequent Tax
Bills:
Gayle Miller
K&M Quality Homes, LLC
9395 Taft Rd.
Ovid, MI 48866

Notary Public,
My commission expires:
Oct 19, 2018

SETHANY GAUNA
NOTARY PUBLIC STATE OF
COUNTY OF EATON
MY COMMISSION EXPIRES ON:
ACTING IN COUNTY OF Ingham
County, Michigan

Tax Parcel #:

Recording Fee:

Transfer Tax:



RECEIVED AUG 13 2019

RECEIVED
2019 AUG 12 AM 11:46
LANSING CITY CLERK

August 7, 2019

Claims Review Committee
Lansing City Council
Lansing City Clerk
9th Floor, City Hall
Lansing, MI 48933

Dear City Council Claim Review Committee:

I am appealing a \$558.40 "board up" fee, after the city boarded up one of my rental homes.

On April 26th, my tenants at 2705 Gibson left their home unlocked. At some point prior to that day the latch plate fell off the door jam and the tenants hadn't told me about it. They were simply locking the deadbolt when they left the house. On the 26th, they forgot to lock the deadbolt and the door swung open after they left. The city then boarded up the house after apparently getting a call that the door was open. (I was not contacted by Compliance before or after the board-up, so finding out WHY the house had been boarded up was a hassle in itself...)

I'm appealing this charge because the board up was completely un-necessary.

My rental at 2705 Gibson is a licensed rental and the Compliance office has my phone number on file. Yet the Compliance office did not even try to call me. Instead, they trespassed on my property and boarded up the house without making any effort to contact me or the tenant. Attached is my phone records for the day this happened. There are no incoming calls from the Compliance office, only calls from the Lead Safe Lansing program.

Boarding up a home should be the last option for dealing with a situation like this – not the first option. Had Compliance simply called me, I could have been at the house in 10 minutes to lock it up and replace the latch plate. Why does Compliance require that my phone number be on file if they don't use it in a situation like this?

If boarding up a home without contacting the owner is the City's standard policy for dealing with open doors, then this policy needs to change. I'm feeling invaded and abused by the City as a result of this situation. Is the City trying to pad its budget on the backs of residents who mistakenly leave their doors open? This is not a minor fee. \$558.40 is a huge amount of money for a piece of plywood that was unnecessary in the first place.

I respectfully request that you dismiss this "fine" and modify the policy so that other landlords or homeowners don't suffer the same frustrations and costs.

Respectfully submitted,

Gayle Miller

9395 Taft Rd., Ovid, MI 48866
(517) 420-7198 glkriege77@gmail.com
kandmqualityhomes.com



Billing period Apr 9, 2019 to May 8, 2019 | Account # 386958447-00001 | Invoice # 3883350344

Gayle Miller

517.420.7198 | iPhone 7

No attempt of the City
to Contact me.

Talk activity - continued

Date	Time	Number	Origination	Destination	Min.	Airtime Charges	LD/Other Charges	Total
Apr 25	3:14 PM	517.332.4663	Lansing, MI	Incoming, CL	4	--	--	--
Apr 25	4:31 PM	517.525.6948	Lansing, MI	Mason, MI	1	--	--	--
Apr 25	7:03 PM	703.688.6890	Ovid, MI	Incoming, CL	1	--	--	--
Apr 25	7:15 PM	517.420.6725	Ovid, MI	VM Deposit, CL	1	--	--	--
Apr 25	7:40 PM	517.420.6725	Ovid, MI	Lansing, MI	9	--	--	--
Apr 25	9:18 PM	Unavailable	Ovid, MI	Incoming, CL	1	--	--	--
Apr 25	9:19 PM	Unavailable	Ovid, MI	Incoming, CL	35	--	--	--
Apr 26	10:40 AM	517.651.2005	Ovid, MI	Lansing, MI	2	--	--	--
Apr 26	10:49 AM	517.393.1102	Ovid, MI	Lansing, MI	1	--	--	--
Apr 26	10:51 AM	517.393.1102	Ovid, MI	Lansing, MI	3	--	--	--
Apr 26	10:55 AM	517.702.6000	Ovid, MI	Lansing, MI	2	--	--	--
Apr 26	10:56 AM	517.702.6000	Ovid, MI	Lansing, MI	3	--	--	--
Apr 26	10:58 AM	517.702.6700	Ovid, MI	Lansing, MI	5	--	--	--
Apr 26	11:57 AM	816.398.4050	Ovid, MI	Kansascity, MO	1	--	--	--
Apr 26	11:58 AM	816.398.4050	Ovid, MI	Kansascity, MO	2	--	--	--
Apr 26	12:32 PM	517.483.4040	Ovid, MI	Lansing, MI	2	--	--	--
Apr 26	12:34 PM	517.332.4663	Ovid, MI	Lansing, MI	2	--	--	--
Apr 26	1:38 PM	913.262.1624	Ovid, MI	Incoming, CL	13	--	--	--
Apr 26	3:08 PM	989.720.2667	Ovid, MI	Owosso, MI	2	--	--	--
Apr 26	3:10 PM	989.721.7697	Ovid, MI	Owosso, MI	1	--	--	--
Apr 26	8:49 PM	330.204.7065	East Lansing, MI	Incoming, CL	1	--	--	--
Apr 26	9:03 PM	330.204.7065	East Lansing, MI	Newphldph, OH	2	--	--	--
Apr 26	9:43 PM	330.204.7065	East Lansing, MI	Newphldph, OH	1	--	--	--
Apr 26	10:05 PM	330.204.7065	Lansing, MI	Incoming, CL	5	--	--	--
Apr 26	10:19 PM	330.204.7065	Lansing, MI	Incoming, CL	18	--	--	--
Apr 26	10:37 PM	Unavailable	Lansing, MI	Incoming, CL	35	--	--	--
Apr 26	11:47 PM	Unavailable	Ovid, MI	Incoming, CL	5	--	--	--
Apr 27	12:07 AM	Unavailable	Ovid, MI	Incoming, CL	6	--	--	--
Apr 27	12:24 AM	Unavailable	Ovid, MI	Incoming, CL	4	--	--	--
Apr 27	8:59 PM	Unavailable	Ovid, MI	Incoming, CL	16	--	--	--
Apr 28	12:12 PM	616.581.4995	Ovid, MI	Incoming, CL	5	--	--	--
Apr 28	12:16 PM	517.420.6725	Ovid, MI	Lansing, MI	3	--	--	--
Apr 28	2:04 PM	330.204.7065	Ovid, MI	Newphldph, OH	2	--	--	--
Apr 28	3:52 PM	989.621.5580	Ovid, MI	Mtpleasant, MI	10	--	--	--
Apr 28	9:12 PM	Unavailable	Ovid, MI	Incoming, CL	47	--	--	--
Apr 29	10:55 AM	816.398.4050	Ovid, MI	Kansascity, MO	1	--	--	--
Apr 29	10:56 AM	816.398.4050	Ovid, MI	Kansascity, MO	13	--	--	--
Apr 29	12:01 PM	616.956.6646	Ovid, MI	Incoming, CL	5	--	--	--
Apr 29	12:10 PM	775.787.8168	Ovid, MI	Reno, NV	13	--	--	--
Apr 29	1:32 PM	517.702.6000	Ovid, MI	Lansing, MI	1	--	--	--
Apr 29	1:43 PM	330.204.7065	Ovid, MI	Newphldph, OH	1	--	--	--
Apr 29	1:54 PM	231.947.3503	Ovid, MI	Traversecity, MI	2	--	--	--
Apr 29	2:06 PM	800.320.5950	Ovid, MI	Toll-Free, CL	4	--	--	--
Apr 29	3:07 PM	517.702.6000	Ovid, MI	Lansing, MI	4	--	--	--
Apr 29	3:43 PM	517.333.2424	Ovid, MI	Lansing, MI	3	--	--	--
Apr 29	3:50 PM	517.525.6948	Ovid, MI	Incoming, CL	3	--	--	--



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

July 25, 2019

Gayle Miller
9395 Taft Road
Ovid, MI 48866

Re: Claim – 2705 Gibson

Dear Ms. Miller:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$558.40 for board up fees for property located at 2705 Gibson, Lansing, Michigan, and denied the claim you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

A handwritten signature in blue ink that reads "Venus Kumar".

Venus Kumar
Paralegal

Claim: 1708

RECEIVED JUN 14 2019

DATE: 6/14/2019

PPN: 33-01-01-31-227-001
DATE SUBMITTED: 5/15/2019
ADDRESS OF VIOLATION: 2705 Gibson
LISTED TAXPAYER OF RECORD: K & M Group 6 LLC
OTHER TAXPAYER OF RECORD:
CLAIMANT: Miller, Gayle
CLAIMANT'S ADDRESS: 9395 Taft Road
Ovid, MI 48866

1708

TYPE OF ACTIONS CONTESTED: Board Up
VIOLATION DATE: 4/26/2019
NOTIFICATION DATE: 4/26/2019
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$558.40
CONTRACTOR NAME - INVOICE NO. - DATE: Pro-Soil PS-2101 4/26/2019
AMOUNT OF CLAIM: \$558.40

ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY: Board Up
4/26/2019

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: The on call Code Enforcement Officer was called to this location by the Lansing Police Department as the front door appeared to have been kicked in and the structure was open and accessible. The on call officer called the board up crew and they met LPD at the property. The door was unable to be secured so the structure was boarded. This is done on an emergency basis to prevent further damage to the property and the belongings within from being taken. This office recommends denial of the claim.

RECEIVED MAY 15 2019



City of Lansing

OFFICE OF THE CITY ATTORNEY

1708

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Gary Miller, K&M Group, LLC DATE: 5/10/19
MAILING ADDRESS: 9395 Taft Rd EMAIL: gl.krieger77@gmail.com
CITY: Okemos STATE: MI ZIP CODE: 48866
TELEPHONE: Home () 517-420-7198 Work () _____

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 2705 Gibson PARCEL NO. 33-01-01-31-227-001
DATE OF INCIDENT: 4/26/19 AMOUNT YOU WERE BILLED: 558.40
TOTAL AMOUNT YOU ARE CONTESTING: 558.40 - I'm willing to pay for the CSB.
TYPE OF ASSESMENT: Board up

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

See Attached

A description of the claims review process is available on our website at http://www.lansingmi.gov/attorney/Claims_review_process.jsp

* This website does not work ↗



Date: May 10, 2019

To: Lansing City Attorney's office
Re: Appeal of Board Up fee

On April 26th, my tenants at 2705 Gibson went away for a couple days. Apparently the latch plate had fallen off the door jam and the tenants hadn't told me. They were simply locking the deadbolt. But on the 26th, they forgot to lock the deadbolt and the door swung open after they left the house.

I don't know who called the city about it, but when the tenants got home, the door was boarded up. My tenants called me to ask if I'd boarded up the door, and asked the neighbors. Nobody knew why or when the door was boarded. There was no note on the door and no-one called me about the situation.

I finally called Code Compliance and found that they had ordered it done since they couldn't lock the door from the outside. I talked to Meredith Johnson about this and she apologized for not putting any kind of notice on the door and explained what had happened. I thanked her and thought that was the end of it.

A few days ago I received a bill for \$558.40 for the board-up. I was shocked. Meredith didn't mention anything about charges for this "service".

My reason for appealing this charge is that it was completely unnecessary. 2705 Gibson is a licensed rental and Compliance has my phone number. If Compliance had simply called me, I could have been there in 20 minutes to lock the door.

I'm happy to pay for the OSB that was used, but the rest of the charge is extremely unfair and unnecessary. One simple phone call to me, and the problem would have been solved. Why isn't this the first thing that the city does when something like this happens? I would strongly suggest that calling the landlord or owner be the first step before taking actions that cost landlords so much money.

Stacy Miller
Owner/Landlord
517-420-7198

8-1-6 3-5-6 3
Tx: 4098251
5/12/2014 8:17:00 AM

8-1-6 1-8-5 4
Tx: 4097190
4/30/2014 9:00:00 AM

2014-019207
CURTIS HERTEL JR
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
05/12/2014 09:37 AM
PAGES: 1

NOT EXAMINED

Warranty Deed

Doc. Creator: Gayle Miller

Where address is: 9395 Taft Rd., Ovid MI 48866

Conveys and Warrant(s) to: K&M Group 6, LLC

Where address is: 9395 Taft Rd., Ovid MI 48866

the following described premises situated in the City of Lansing, County of Ingham and State of Michigan:

Lot 28, of Blueberry Ridge Subdivision, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 24, Page 6, Ingham County Records.

Tax Parcel Number: 33-01-01-31-227-001

Commonly known as: 2705 Gibson Street, Lansing, MI 48911

For the sum of: \$0.00

Dated this 15th day of

April
(MONTH)

2014
(YEAR)

Gayle Lee Miller
Gayle Lee Miller

State of Michigan, County of Ingham

The foregoing instrument acknowledged before me this 15 day of April, 2014

by Gayle Lee Miller



Return To (Name & Address):
Gayle Miller
K&M Quality Homes, LLC
9395 Taft Rd.
Ovid, MI 48866

Drafted By (Name & Address):
Gayle Miller
9395 Taft Rd.
Ovid, MI 48866

Send Subsequent Tax Bills:
Gayle Miller
K&M Quality Homes, LLC
9395 Taft Rd.
Ovid, MI 48866

Bethany Gauna
Notary Public,
My commission expires:
Oct 19, 2018

BETHANY GAUNA
NOTARY PUBLIC, STATE OF
COUNTY OF EATON
MY COMMISSION EXPIRES Oct
ACTING IN COUNTY OF Ingham
County, Michigan

Tax Parcel #:	Recording Fee:	Transfer Tax:
---------------	----------------	---------------



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 04/30/2019
 Due Date: 05/30/2019
 Pay Invoice In Full



K & M GROUP 6 LLC
 9395 TAFT RD
 OVID MI 48866

Inv Number: 00132312
 Parcel: 33-01-01-31-227-001
 Address: 2705 GIBSON ST

Parcel: 33-01-01-31-227-001

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due	
00132312		E19-13886	2705 GIBSON ST	\$558.40	
Fee Details:			Quantity	Description	Balance
			1.000	Title Search/Board-Up (Res) Admi	\$ 265.00
			293.400	Title Search/Board-Up (Res) Cont	\$ 293.40
Total Amount Due					\$ 558.40

Questions regarding this invoice: Contact **CODE ENFORCEMENT** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Fl
 Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

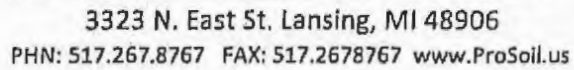
If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail



VENDOR ID V009180

[illegible]



ECONOMIC DEVELOPMENT & PLANNING CODE ENFORCEMENT OFFICE

PS-2101

5/7/19: Homeowner called and asked why we had to board it up I explained to her about the damage and emailed her a picture.MJ



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 04/26/2019

Emergency Board-Up Notice

MILLER GAYLE
935 TAFT
OVID, MI 48866

Inspection Type: Safety
Inspection Date: 04/26/2019
Compliance Due Date: 04/26/2019

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 2705 GIBSON ST
Parcel No: 33-01-01-31-227-001

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108. The following is a list of openings that were not able to be secured at time of inspection. All openings found at time of board up by the contractors were secured.

Emergency Board Up

INSPECTOR COMMENTS: *At the request of LPD an emergency board up was done on this dwelling.*

Front door / Rear door / Side door / Patio door / Front porch door

INSPECTOR COMMENTS: *Secured front door.*

Due to the condition of the structure this dwelling has been declared an **UNSAFE STRUCTURE**, and was boarded under section 109.2 of the Lansing Housing and Premises Code, Section 109 Emergency Measures.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

This dwelling has been declared, **UNSAFE AND DANGEROUS** as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - **DO NOT ENTER, UNSAFE TO OCCUPY**. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 6849 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Meredith D Johnson Meredith.Johnson@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107 - Notices and Orders - a copy of this violation was sent to: Owner of Record: K & M GROUP 6 LLC,



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 04/26/2019

Emergency Board-Up Notice

K & M GROUP 6 LLC
9395 TAFT RD
OVID, MI 48866

Inspection Type: Safety
Inspection Date: 04/26/2019
Compliance Due Date: 04/26/2019

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Parcel No:	33-01-01-31-227-001

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Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 04/26/2019

Emergency Board-Up Notice

Occupant
2705 GIBSON ST
LANSING, MI 48911

Inspection Type: Safety
Inspection Date: 04/26/2019
Compliance Due Date: 04/26/2019

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	2705 GIBSON ST
Parcel No:	33-01-01-31-227-001

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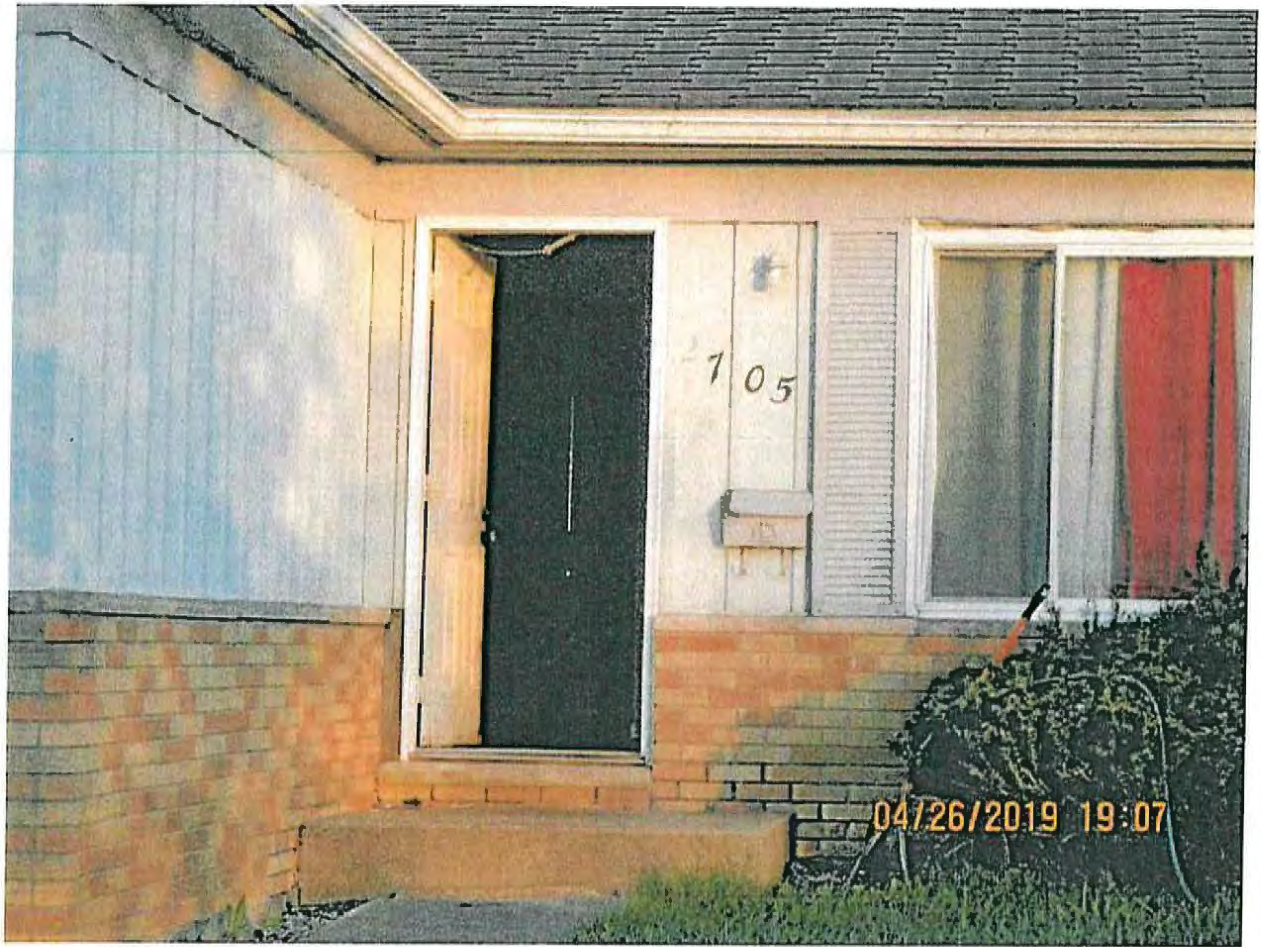
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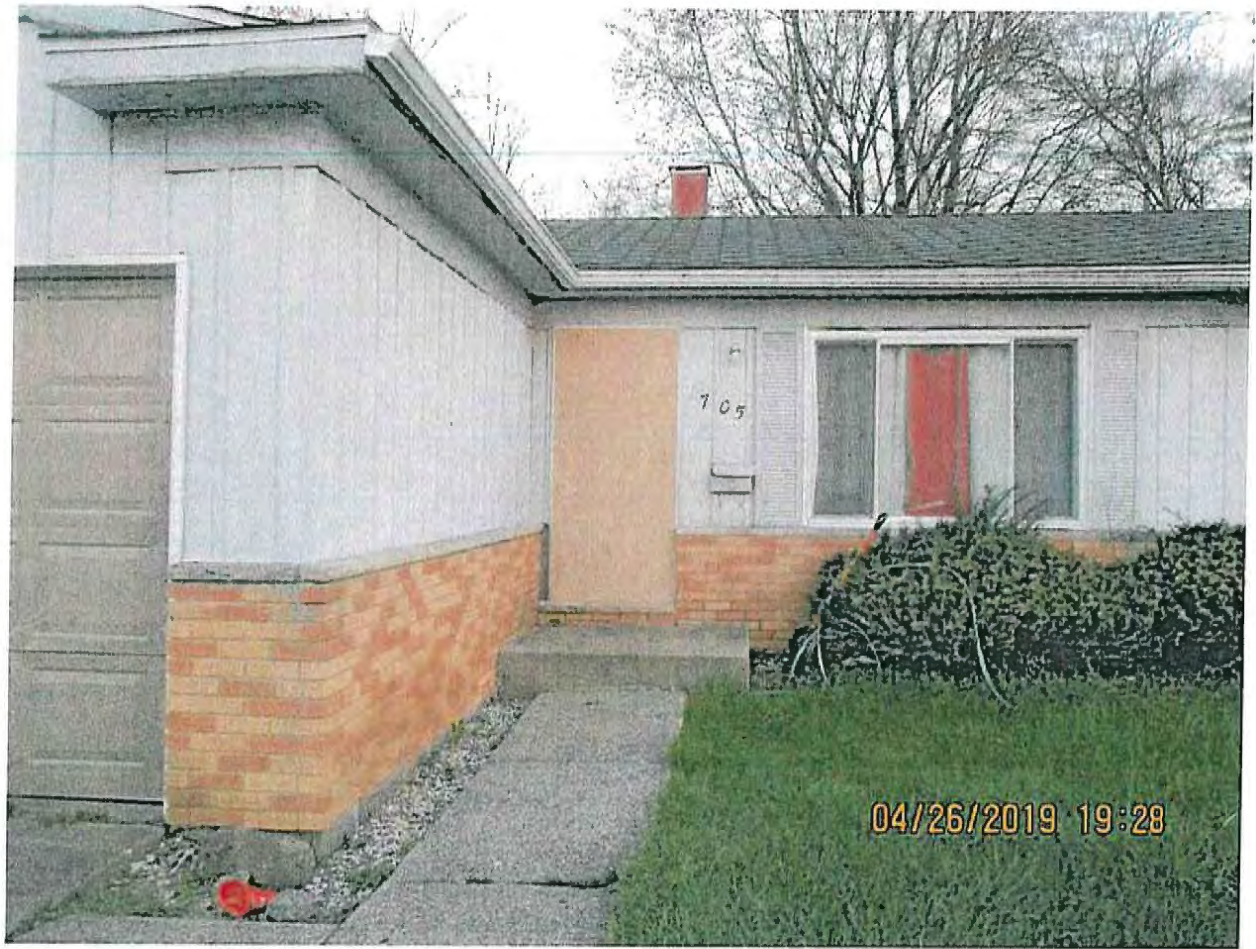
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SUPERVISOR
Rick Galardi

CLERK
Adam Cramton

TREASURER
Sandra K. Stump



1401 W. Herbison Road, DeWitt, MI 48820-7900

XV 2 B 2

TRUSTEES
David J. Fedewa
Stephen C. Musselman
Brian Ross
David Seeger

MANAGER
Andrew Dymczyk

September 13, 2019

City of Lansing Clerk's Office
Attn: Chris Swope
124 Michigan Ave., 9th Floor
Lansing, MI 48933

Dear Mr. Swope:

The Township is in receipt of the enclosed Application for the Farmland and Open Space Preservation Program from Lonier Family Properties, LLC. Pursuant to Public Act 116 of 1974, the application is being provided so that you may review, comment, and make recommendations regarding the application. Your response may be directed to my attention at the address shown above within 30 days of the date on this letter.

Should you have any questions or require additional information, do not hesitate to contact our office at 517.669.6576.

Sincerely,

Brett C. Wittenberg
Community Development Director

enclosure

2019 SE 16 PM 12:39

Main Office: 517.668.0270
Treasurer: 517.668.1411
Fax: 517.668.0277

Assessing: 517.669.6494
Building: 517.668.0278
Planning: 517.669.6576
Fax: 517.669.6496

Police: 517.669.6578
Fax: 517.669.6583
Fire: 517.669.0071
Fax: 517.669.6752

Community Center
Phone: 517.482.5117
Fax: 517.482.1293



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body:

Date Received 9/3/19

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected _____

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

I. Personal Information:

1. Name(s) of Applicant: Lonier Family Properties LLC
Last First Initial

(If more than two see #15) _____
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

☐ Married ☐ Single

2. Mailing Address: 6255 Clark Rd Lansing MI 48908
Street City State Zip Code

3. Telephone Number: (Area Code) () 517 719-5633

4. Alternative Telephone Number (cell, work, etc.): (Area Code) () 517 719-5641 (S-011)

5. E-mail address: scottlonier@frontier.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Clinton 7. Township, City or Village: Watertown Dewitt Twp

8. Section No. 21 Town No. T5N Range No. R2W

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant: _____

Name the types of mineral(s) involved: _____

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (seller):

Name: _____

Address: _____

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 31 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

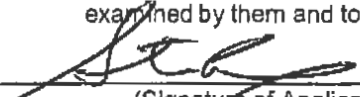
Date

Signature of Land Contract Vendor(s) (Seller)

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 10

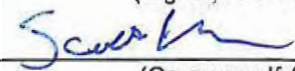
V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.


(Signature of Applicant)

Lonier Family Properties LLC

(Corporate Name, If Applicable)


(Co-owner, If Applicable)

(Signature of Corporate Officer)

09/03/2019

(Date)

(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: _____ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: _____

☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):

COPY SENT TO:

- ☐ County or Regional Planning Commission
☐ Conservation District
☐ Township (if county has zoning authority)
☐ City (if land is within 3 miles of city boundary)
☐ Village (if land is within 1 mile of village boundary)

**Before forwarding to State Agency,
FINAL APPLICATION SHOULD INCLUDE:**

- ☐ Copy of Deed or Land Contract (most recent showing current ownership)
☐ Copy of most recent Tax Bill (must include tax description of property)
☐ Map of Farm
☐ Copy of most recent appraisal record
☐ Copy of letters from review agencies (if available)
☐ Any other applicable documents

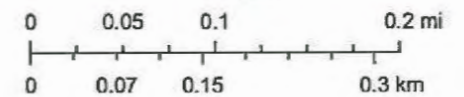
Questions? Please call Farmland Preservation at (517) 284-5663

DeWitt Charter Township Parcel Viewer



9/3/2019, 4:28:33 PM

1:9,028



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

DeWitt Township GIS
DeWitt Charter Township

Prepared By

Name: Scott Lonier
Address: 8415 Doe Pass
Lansing, MI 48917

RECEIVED
REGISTER OF DEEDS
CLINTON COUNTY, MI

2018 NOV -2 P 2: 17

After Recording Return To

Name: Scott Lonier
Address: 6255 Clark Rd
Lansing, MI 48906

5273011
11/02/2018 02:28 PM Page: 1 of 2
Deed (Quit Claim) Receipt # 143027
Diane Zuker, Clinton Co



Space Above This Line for Recorder's Use

MICHIGAN QUIT CLAIM DEED

STATE OF MICHIGAN

COUNTY OF Clinton

KNOW ALL MEN BY THESE PRESENTS, That Shady Lodge Farm LLC a business, residing at 6255 Clark Rd, County of Clinton, City of Lansing, State of Michigan (hereinafter known as the "Grantor(s)") hereby quit claims to Lonier Family Properties LLC, a business, residing at 6255 Clark Rd, County of Clinton, City of Lansing, State of Michigan (hereinafter known as the "Grantees(s)") for the sum of one dollar and 0 cents (\$1.00) and releases all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Clinton, Michigan to-wit:

Parcel Number 050-021-300-045-50 described as: BEG 1,319.46 FT W & 574.74 FT N OF THE S 1/4 COR SEC 21, T5NR2W, TH N 2,072.67 FT, E 289.63 FT, S 195 FT, E 680 FT, S 223.79 FT, E 417 FT, N 416.71 FT, TH E 1,260.88 FT, S 1,654.26 FT, TH W 1,392.93 FT, S 398.42 FT, TH W 1,230.4 FT TO POB. PARCEL SPLIT FROM 050-021-300-045-50 FOR 2017 ROLL. PARCEL IN PA 260, QUALIFIED AG IN FILE #5230600 DATED 7-24-2015

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



THIS IS YOUR 2019 SUMMER TAX BILL FOR PROPERTY IN DEWITT TOWNSHIP, CLINTON COUNTY, MI.

DUE DATE: 09/16/2019
 PAY BY MAIL TO: DEWITT CHARTER TOWNSHIP
 SANDY STUMP, TREASURER
 1401 W. HERBISON ROAD
 DEWITT, MI. 48820-7900

PAYMENTS MUST BE RECEIVED BY THE DUE DATE TO BE CONSIDERED ON TIME. POSTMARKS ARE NOT CONSIDERED PROOF OF TIMELY PAYMENT. FOR MORE INFORMATION, VISIT WWW.DEWITT-TOWNSHIP.ORG OR CALL 517-668-1411.

PROPERTY INFORMATION

Property Assessed To:
 LONIER FAMILY PROPERTIES, LLC
 6255 CLARK RD
 LANSING, MI 48906

Prop #: 050-021-300-045-50 School: 33020

Prop Addr: W SOLON RD VACANT

Legal Description:

BEG 1,319.46 FT W & 574.74 FT N OF THE S 1/4 COR SEC 21, T5NR2W, TH N 2,072.67 FT, E 289.63 FT, S 195 FT, E 680 FT, S 223.79 FT, E 417 FT, N 416.71 FT, TH E 1 260.88 FT, S 1,654.26 FT, TH W 1,392.93 FT, S 398.42 FT, TH W 1,230.4 FT TO POB. PARCEL SPLIT FROM 050-021-300-045-50 FOR 2017 ROLL. PARCEL IN PA 260, QUALIFIED AG IN FILE #5230600 DATED 7-24-2015.

BALANCE OF DESCRIPTION ON FILE

TAX DETAIL

Taxable Value: 114,231 Mort Code:
 State Equalized Value: 231,800 Class: 102
 P.R.E. %: 100.0000

Taxes are based upon Taxable Value.
 1 mill equals \$1 per \$1,000 of Taxable Value.
 Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE EDUC TAX	6.00000	685.38
CLINTON COUNTY	5.79760	662.26
LANSING SCH OPER	8.88960	EXEMPT
LANSING SCH DEBT	2.30000	262.73
LANSING SCH SINK	1.50000	171.34
IN ISD ALLOC	0.20000	22.84
IN ISD SPEC ED	4.50620	514.74
LCC	3.80720	434.90

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: 01-01-19 TO - 12-31-19
 Township: 01-01-20 TO - 12-31-20
 School: 07-01-19 TO - 06-30-20
 State: 10-01-19 TO - 09-30-20

Does NOT affect when the tax is due or its amount

Total Tax: 33.00060 2,754.19
 Admin. Fee: 27.54

TOTAL AMOUNT DUE: 2,781.73

PREV. PAYMENTS

BALANCE DUE

2,781.73

P.R.E. Exemption Has Reduced This Bill By: 1015.46

Please detach along perforation and return bottom portion with payment. Keep the top portion for your records.



Bill # 00958

Pay this tax to:

DEWITT CHARTER TOWNSHIP
 SANDY STUMP, TREASURER
 1401 W. HERBISON ROAD
 DEWITT, MI. 48820-7900
 517-668-1411

2019 Summer PROPERTY TAX STATEMENT

This tax is due by: 09/16/2019

After 09/16/2019 additional interest and fees apply.

050-021-300-045-50

Make Check Payable To: DEWITT CHARTER TOWNSHIP

TAXPAYER NOTE: Are your name & mailing address correct?
 If not, please make corrections below. Thank You.

Property Address: W SOLON RD VACANT

SUMMER BALANCE DUE: 2,781.73

To: LONIER FAMILY PROPERTIES, LLC
 6255 CLARK RD
 LANSING MI 48906

AMOUNT PAID: _____

PHONE NUMBER: _____